



## 385 Diefenbaker Drive Fort McMurray Alberta

\$449,900

HOT TUB! 27' X 22' GARAGE! Welcome to 385 Diefenbaker Drive! This home stands out from typical builder-basic home, offering a range of desirable upgrades and features. The first thing you will notice when you step in the front door is the gorgeous HARDWOOD FLOORING that flows seamlessly throughout the main and second levels. The front living room welcomes you with its cozy corner gas fireplace, providing the perfect spot to relax and unwind after a long day. Next up is the beautiful RENOVATED KITCHEN that showcases rich cabinetry that stretches up to the ceiling and accentuated by the under-cabinet lighting, and BLACK STAINLESS STEEL appliances. Also on the main floor is a functional newly RENOVATED BACK MUD ROOM and laundry room which has a front-loading washer and dryer, new luxury vinyl plank flooring, and ample folding and hanging space to help ensure that your chores become a breeze. Venture to the second level that offers a 4 PC main bathroom, and 3 generously sized bedrooms, including the primary bedroom, which features a spacious walk-in closet. The fully developed basement offers laminate flooring (on a subfloor), new lighting, and versatile living spaces. Unleash your imagination in the flex space, located at the bottom of the stairs. Need an additional bedroom or a family room? No problem! The fourth bedroom can be used either way and is complete with a convenient wet bar and a 3-piece bathroom. Step outside into the backyard, where you'll find a large deck equipped with an OUTDOOR KITCHEN, garden boxes for those with a green thumb, and a relaxing HOT TUB to immerse yourself and allow all your worries to melt away. Both fences were replaced in 2022, enhancing privacy and aesthetics. But that's not all, this property also boasts a spacious garage measuring 27' x 22' with a 9-foot ceiling, heated, and wired for 240 volts. It also features a convenient pul...

4pc Bathroom 2.54 M x 1.52 M

Bedroom 2.80 M x 3.86 M

Bedroom 2.90 M x 3.96 M

Primary Bedroom 3.38 M x 3.61 M

3pc Bathroom 1.65 M x 2.26 M

Bedroom 3.71 M x 4.83 M

Den 3.38 M x 2.13 M

2pc Bathroom 1.93 M x 1.52 M

Dining room 3.66 M x 2.87 M

Kitchen 3.15 M x 3.38 M

Laundry room 2.03 M x 1.68 M

Living room 3.83 M x 4.37 M

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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