

\$459,700 - 140 Archibald Close, Fort McMurray

MLS® #A2152397

\$459,700

4 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 140 Archibald Close: a bright and airy turn key home with New Shingles (2024) located in a quiet, family-friendly neighbourhood just steps from several Timberlea schools. Situated on a spacious corner lot with a large fully fenced back yard and a screened in porch that overlooks it, the pride of ownership begins with the exterior curb appeal and is carried throughout the home with many updates found inside. These wonderful sellers are ready to start the next chapter of their lives and are eager to find a buyer for their beautiful home!

Upon entering the home, you'll be greeted by an abundance of natural streaming light through the many large windows, creating a bright and airy aesthetic with white walls, white kitchen cupboards and a very neutral and inviting space. The open layout on the main floor is great for families to gather in or for entertaining, and the kitchen boasts new appliance and new backsplash with plenty of cupboard and counter space. Beautiful hardwood floors run throughout the main level, adding warmth and elegance. Two bedrooms and a full 4-piece bathroom are located down the hall, with the main bedroom host to a large walk-in closet. Both upstairs bedrooms are carpeted for added comfort.

The lower level of the home has been renovated (2022) and offers additional living space with two more bedrooms, a great-sized



family room, a 3-piece bathroom and an office/den that could be used as a craft room, game room or fifth bedroom making it versatile to suite your needs. The renovations include new luxury vinyl plank floors, new baseboards, new doors, fresh paint, and large windows that brighten every room. The bathroom features a modern black vanity and a stand-up shower. The lower level is bright with oversized windows and a great place for a second living space, older children to have their own space or utilize it to suite your needs.

Enjoy the warm summer months relaxing in the screened-in back porch which provides a perfect spot to enjoy the summer while being protected from the elements and the bugs. The fenced backyard offers a safe space for pets or children to play, and with back alley access and potential to add an RV gate if desired. The home also features a large 23x21 heated garage, perfect for parking, storage, or use as a versatile space to relax or pursue hobbies.

This home is in immaculate condition and ready for new owners to fall in love with. Schedule a tour today to see this beautiful property.

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2152397 |
| Price | \$459,700 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,092 |
| Acres | 0.10 |
| Year Built | 2003 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 140 Archibald Close |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2P3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Vinyl Windows, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garage Control(s), Microwave |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Landscaped, Back Lane, Back Yard, Corner Lot, Front Yard, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 28th, 2024 |
| Days on Market | 229 |
| Zoning | R1S |

Listing Details

Listing Office The Agency North Central Alberta

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