

\$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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