



THE
A-TEAM

**RE/MAX
FIRST**

293 ARCHIBALD Close, Fort McMurray T9K 2P5

MLS® #: **A2110573**

Area: **Timberlea**

Listing Date: **02/27/24**

List Price: **\$469,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2003

Lot Information

Finished Floor Area

Lot Sz Ar:

5,102 sqft

Lot Shape:

Abv Sqft:

1,215

Low Sqft:

Ttl Sqft:

1,215

DOM

79

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,No Neighbours Behind,Landscaped,Pie Shaped Lot

220 Volt Wiring,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Dining Room

Laundry

Bedroom - Primary

Game Room

Level

Main

Main

Main

Main

Main

Basement

Dimensions

8`3" x 4`11"

9`0" x 10`11"

8`0" x 11`5"

5`8" x 7`8"

11`6" x 14`0"

12`7" x 20`4"

Room

4pc Ensuite bath

Bedroom

Kitchen

Living Room

Game Room

Storage

Level

Main

Main

Main

Main

Basement

Basement

Dimensions

5`2" x 9`0"

9`4" x 11`2"

9`4" x 11`2"

11`2" x 22`10"

21`10" x 17`7"

8`1" x 7`2"

Other	Basement	9`4" x 20`6"	Furnace/Utility Room	Basement	16`11" x 13`1"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1S			
Legal Desc:		0224736			
			Remarks		
Pub Rmks:		<p>FURNITURE INCLUDED! Welcome to 293 Archibald Close: Being sold by the original owner, this home has been loved and cared for and is now ready to show off it's many great features including a driveway long enough for a 30ft trailer, a meticulous painted attached double car garage with painted floors, its beautiful vaulted ceilings over the open concept main living space, its freshly painted grey walls, its spacious primary bedroom and sunny backyard - this home has everything you need to fall in love and enjoy home ownership while being located in the heart of Timberlea, the neighbourhood everyone wants to be in! Live only steps to many great schools, restaurants, shopping and other amenities or enjoy the outdoors with many maintained paths, trails and outdoor sports fields and parks close by. Boasting curb appeal with a long concrete driveway, a covered front porch, a beautiful lawn and a large mature tree in the front yard. Inside the home shines with gleaming hardwood floors that lead you into the open main living space host to a kitchen with stainless steel appliances and plenty of counter and cupboard space, a natural gas fireplace in the living room with a white mantle surround and soaring high vaulted ceilings allowing for plenty of natural light to fill the space making it inviting, bright and airy. Off the dining room is your backyard access where a large deck with built in benches offering a great place for entertaining, dining or relaxing on and the yard is level with a shed for storing your gardening tools inside. The main suite is conveniently located just off the living room where you'll find high ceilings continuing into this space making the room feel grand. A walk in closet and 4pc ensuite bathroom complete the main bedroom, then down the hall the second bedroom is located at the front of the home, a great layout if you're looking for a home office or bright guest suite with a large window overlooking the front porch. Then the third bedroom is at the end of the hall past the 4pc bathroom and laundry room. The attached, heated and insulated double car garage is accessible through the laundry room with painted floors and a big enough overhead door to park an enclosed trailer in if needed! The garage would make the perfect shop, hobby room or second living room with a man door for easy access to outside. The lower level of the home has a separate side entry, is awaits your ideas to complete with plenty of space for 2 more bedrooms and a large family room or suite if desired and city permitting. Come fall in love with the quiet neighbourhood and everything this home has to offer - Schedule a tour of your new home today!</p>			
Inclusions:		n/a			
Property Listed By:		The Agency North Central Alberta			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











