



THE
A-TEAM

**RE/MAX
FIRST**

317 ARCHIBALD Close, Fort McMurray T9K 2P6

MLS® #: **A2118982**

Area: **Timberlea**

Listing Date: **04/01/24**

List Price: **\$519,900**

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
Lot Sz Ar: **4,726 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,719**
Low Sqft:
Ttl Sqft: **1,719**

DOM

46
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Lawn,No Neighbours Behind,Landscaped,Street Lighting
Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated,Off
Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction:
Vinyl Siding
Flooring:
Ceramic Tile,Hardwood,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave,Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Recessed
Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`11" x 2`8"
Foyer	Main	11`4" x 4`8"
Living Room	Main	19`8" x 15`0"
4pc Ensuite bath	Upper	11`1" x 9`3"
Bedroom	Upper	10`10" x 11`5"
Walk-In Closet	Upper	5`8" x 8`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`11" x 10`10"
Kitchen	Main	11`5" x 10`10"
4pc Bathroom	Upper	9`6" x 4`11"
Bedroom	Upper	11`9" x 9`8"
Bedroom - Primary	Upper	13`11" x 15`6"
4pc Bathroom	Basement	8`7" x 5`7"

Bedroom
Game Room

Basement
Basement

8`8" x 11`3"
16`3" x 22`8"

Other
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

2`5" x 5`10"
8`8" x 12`1"

Title:
Fee Simple
Legal Desc:

0224736

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 317 Archibald Close located in Timberlea conveniently located within walking distance to schools, parks, and all amenities. This 2-Storey family home is situated on a 4726 sqft lot with a FENCED BACKYARD & features 2132 sqft of interior living space including 4 beds, 3.5 baths, a fully DEVELOPED BASEMENT & A/C. This home offers a grand entrance with tall ceilings, a beautiful staircase, and windows allowing in tons of natural light. Next to the main entrance is a door leading into the attached DOUBLE GARAGE (20' x 23') which is INSULATED and equipped with a GAS LINE that can be connected to a garage heater. The main floor features HARDWOOD flooring & an OPEN CONEPT living space with an eat-in kitchen, living room, and dining area that flow seamlessly together. The kitchen is equipped with durable wooden cabinetry that could easily be refinished for a more modern look, SS appliances, and breakfast bar seating. There is also a large WALK-IN PANTRY for all your storage needs, nicely tucked away in the corner. The dining room features a large window overlooking the backyard and access to the rear deck with space for patio furniture & a BBQ. The living room has a cozy GAS FIREPLACE and built in shelving where you can showcase your favorite home decor. This floor also offers a 2pc bath and MAIN FLOOR LAUNDRY with side-by-side washer & dryer. The second-floor features 3 spacious bedrooms including the master, which has a large WALK-IN CLOSET. Attached to the master is a 4PC ENSUITE BATH with a standalone glass shower, JETTED SOAKER TUB, make-up vanity and a toilet with a privacy door. To finish off this level is another 4pc bath with a tub/shower combo and vanity with plenty of storage space. The basement of this home is fully developed with one bedroom, 4pc bath, and a LARGE REC ROOM that could be used as a second living room or play area for the kids. This home is move-in ready and has been really WELL-MAINTAINED! - Schedule a showing today!

Inclusions:
Property Listed By:

**SS Fridge, SS Stove, SS Dishwasher, Range Hood, Microwave, Air Conditioner, Garage Door Opener.
KIC Realty**

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









