



THE
A-TEAM

**RE/MAX
FIRST**

158 ARCHIBALD Bay, Fort McMurray T9K2P5

MLS®#: **A2123678**

Area: **Timberlea**

Listing Date: **04/17/24**

List Price: **\$451,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Lot Sz Ar:

3,842 sqft

Lot Shape:

Abv Sqft:

1,420

Low Sqft:

Ttl Sqft:

1,420

DOM

20

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Street Lighting
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,Pantry

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 6`7"	Breakfast Nook	Main	12`8" x 9`2"
Dining Room	Main	11`8" x 8`2"	Foyer	Main	5`2" x 10`0"
Kitchen	Main	11`8" x 14`6"	Living Room	Main	13`11" x 12`0"
3pc Bathroom	Second	6`9" x 10`0"	4pc Bathroom	Second	8`3" x 4`11"
Bedroom	Second	9`6" x 11`10"	Bedroom	Second	9`11" x 11`9"
Bedroom - Primary	Second	12`0" x 14`2"	4pc Bathroom	Basement	5`0" x 8`2"
Bedroom	Basement	17`10" x 8`5"	Game Room	Basement	16`7" x 9`4"

Furnace/Utility Room	Basement	9`2" x 9`9"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1S	
Legal Desc:	0224736		Remarks
Pub Rmks:	Welcome to this charming two-story home nestled in the heart of Timberlea.. Boasting Over 1400 sqft of living space, this residence offers comfort and convenience for families seeking a quality lifestyle. The main floor features a spacious living area perfect for family gatherings. Upstairs, the master bedroom awaits, complete with its own ensuite bathroom for added convenience and privacy. Two additional bedrooms offer plenty of space for family members or guests.The fully developed basement adds significant value to the property, providing a versatile space that can be used as a recreation room or home office. An extra bedroom in the basement ensures accommodation options. Outside, the fenced backyard perfect for enjoying the sunshine. Within proximity to St. Martha & Christina Elementary Schools, this home is ideal for families with young children. Plus, the ample parking space ensures hassle-free parking. Schedule a viewing today and make your homeownership dreams a reality!		
Inclusions:	N/A		
Property Listed By:	EXP REALTY		

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







