



THE
A-TEAM

**RE/MAX
FIRST**

126 ARCHIBALD Bay, Fort McMurray T9K2P4

MLS® #: **A2146548**

Area: **Timberlea**

Listing Date: **07/03/24**

List Price: **\$499,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$40k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

DOM

75
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,039 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot,Cleared,Cul-De-Sac,Lawn,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete,See Remarks**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Gas Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,French Door,Kitchen Island,Open Floorplan,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	3`3" x 3`3"	Bedroom	Main	3`3" x 3`3"
Bedroom	Main	3`3" x 3`3"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	3`3" x 3`3"	Bedroom	Basement	3`3" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0224736

Zoning:
R1S

Remarks

Pub Rmks: **126 Archibald Bay This beautifully maintained home offers not only a serene living experience on a peaceful street but also includes a fully legal suite, perfect for additional income or multi-generational living. Nestled on a tranquil street, offering privacy and a sense of community this home has exceptional curb appeal. Fully compliant legal suite with its own entrance, kitchen, and bathroom, ideal for rental income or extended family. Basement suite is heated with comfortable and efficient in-floor heating. 3 spacious bedrooms on the main floor, plus 2 more generously sized bedrooms in the legal basement suite along with full bathroom allow space for everyone. Attached heated garage with direct access to the main floor is a real bonus. Don't miss out on this rare opportunity to own a versatile property in a prime location. Whether you're looking for a comfortable family home or a smart investment, this property has it all.**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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









