

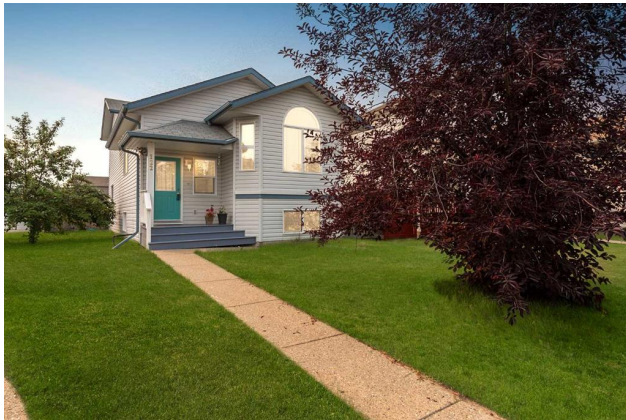


THE
A-TEAM

**RE/MAX
FIRST**

122 ARCHIBALD Bay, Fort McMurray T9K 2P4

MLS® #: **A2148047** Area: **Timberlea** Listing Date: **07/09/24** List Price: **\$360,000**
 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
 Lot Sz Ar: **4,122 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,490**
 Low Sqft:
 Ttl Sqft: **1,490**

DOM

69
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Standard Shaped Lot**
 Park Feat: **Alley Access,Driveway,Parking Pad,Rear Drive,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 14`9"	Dining Room	Main	11`1" x 9`8"
Kitchen	Main	10`0" x 13`2"	Family Room	Main	12`1" x 22`11"
Bedroom	Main	8`7" x 11`4"	4pc Bathroom	Main	8`9" x 5`1"
Bedroom - Primary	Second	12`2" x 13`10"	Bedroom	Second	8`8" x 12`1"
4pc Bathroom	Second	8`8" x 5`1"	Bedroom	Basement	12`4" x 15`3"
Laundry	Basement	8`0" x 7`11"	Storage	Basement	7`2" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0224736

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 122 Archibald Bay. This bright, spacious home features 4 bedrooms, 2 full bathrooms, and a beautiful, functional floor plan. Upon entering, you are welcomed by a large entryway and ushered into the main living space. The living room boasts vaulted ceilings and large windows that bathe the area in natural light. The kitchen offers ample cabinetry and counter space, plus a pantry to help keep you organized. The kitchen, living room, and dining room all blend seamlessly together, making gatherings and entertaining a delight. Take a few steps up to the top floor of this 4-level split home, and you will find 2 generous-sized bedrooms, both with their own walk-in closets. There is also a 4-piece bathroom for your convenience. A few steps down from the main living space is a sizeable family room, a versatile area that can be utilized to suit your needs, be it a playroom, home office, or sitting room. This room also provides access to the backyard. Just off the family room is the third bedroom and another 4-piece bathroom. The basement features a large den, the fourth bedroom, a laundry area, and tons of storage space in its massive crawl space. Outside, enjoy warmer days and outdoor activities on this home's deck and in the beautiful backyard. Situated in the heart of Timberlea and only steps from many amazing schools and a host of amenities, this home offers everything you need for comfortable and convenient living. Call today to book your personal viewing and take a step closer to homeownership.

Inclusions:
Property Listed By:

**As is, where is.
ROYAL LEPAGE BENCHMARK**

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