



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 ARCHIBALD Close, Fort McMurray T9K 2P3**

MLS®#: **A2152397** Area: **Timberlea** Listing **07/28/24** List Price: **\$465,400**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$9k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray** Finished Floor Area  
 Year Built: **2003** Abv Sqft: **1,092**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,305 sqft** Ttl Sqft: **1,092**  
 Lot Shape:

DOM

**146**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`1" x 12`0"	4pc Bathroom	Second	7`7" x 7`9"
Bedroom	Second	9`5" x 11`1"	Dining Room	Second	11`3" x 11`5"
Kitchen	Second	11`5" x 12`9"	Living Room	Second	9`8" x 15`3"
Bedroom - Primary	Second	11`2" x 15`9"	3pc Bathroom	Basement	6`5" x 9`1"
Bedroom	Basement	6`5" x 12`0"	Office	Basement	10`8" x 12`9"
Bedroom	Basement	8`7" x 13`1"	Family Room	Basement	12`3" x 18`8"
Furnace/Utility Room	Basement	5`0" x 12`0"			

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R1S**

**0224736**

Remarks

Pub Rmks:

**Welcome to 140 Archibald Close: a bright and airy turn key home with New Shingles (2024) located in a quiet, family-friendly neighbourhood just steps from several Timberlea schools. Situated on a spacious corner lot with a large fully fenced back yard and a screened in porch that overlooks it, the pride of ownership begins with the exterior curb appeal and is carried throughout the home with many updates found inside. These wonderful sellers are ready to start the next chapter of their lives and are eager to find a buyer for their beautiful home! Upon entering the home, you'll be greeted by an abundance of natural streaming light through the many large windows, creating a bright and airy aesthetic with white walls, white kitchen cupboards and a very neutral and inviting space. The open layout on the main floor is great for families to gather in or for entertaining, and the kitchen boasts new appliance and new backsplash with plenty of cupboard and counter space. Beautiful hardwood floors run throughout the main level, adding warmth and elegance. Two bedrooms and a full 4-piece bathroom are located down the hall, with the main bedroom host to a large walk-in closet. Both upstairs bedrooms are carpeted for added comfort. The lower level of the home has been renovated (2022) and offers additional living space with two more bedrooms, a great-sized family room, a 3-piece bathroom and an office/den that could be used as a craft room, game room or fifth bedroom making it versatile to suite your needs. The renovations include new luxury vinyl plank floors, new baseboards, new doors, fresh paint, and large windows that brighten every room. The bathroom features a modern black vanity and a stand-up shower. The lower level is bright with oversized windows and a great place for a second living space, older children to have their own space or utilize it to suite your needs. Enjoy the warm summer months relaxing in the screened-in back porch which provides a perfect spot to enjoy the summer while being protected from the elements and the bugs. The fenced backyard offers a safe space for pets or children to play, and with back alley access and potential to add an RV gate if desired. The home also features a large 23x21 heated garage, perfect for parking, storage, or use as a versatile space to relax or pursue hobbies. This home is in immaculate condition and ready for new owners to fall in love with. Schedule a tour today to see this beautiful property.**

Inclusions:  
 Property Listed By:

**Garage Heater, Basement fridge.  
 The Agency North Central Alberta**

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











