



THE A-TEAM

RE/MAX FIRST

140 ARCHIBALD Close, Fort McMurray T9K 2P3

MLS@#: A2152397 Area: Timberlea Listing Date: 07/28/24 List Price: \$459,700
Status: Active County: Wood Buffalo Change: -\$6k, 13-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray
Year Built: 2003
Lot Information
Lot Sz Ar: 4,305 sqft
Lot Shape:

DOM

176
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Bedroom, Kitchen, etc. with their respective levels and dimensions.

Title: **Fee Simple**  
 Zoning: **R1S**  
 Legal Desc: **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: **Garage Heater, Basement fridge.**  
 Property Listed By: **The Agency North Central Alberta**

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



















