



THE
A-TEAM

**RE/MAX
FIRST**

140 ARCHIBALD Close, Fort McMurray T9K 2P3

MLS®#: **A2152397**

Area: **Timberlea**

Listing Date: **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

Year Built:

2003

Lot Information

Finished Floor Area

Lot Sz Ar:

4,305 sqft

Lot Shape:

Abv Sqft:

1,092

Low Sqft:

Ttl Sqft:

1,092

DOM

116

Layout

Beds:

5 (2 3)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped

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" | Bedroom | Basement | 10`8" x 12`9" |
| Bedroom | Basement | 8`7" x 13`1" | Game 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. 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 three more bedrooms, a great-sized family room, and a 3-piece bathroom. 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











