



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2152441**

Area: **Timberlea**

Listing Date: **07/25/24**

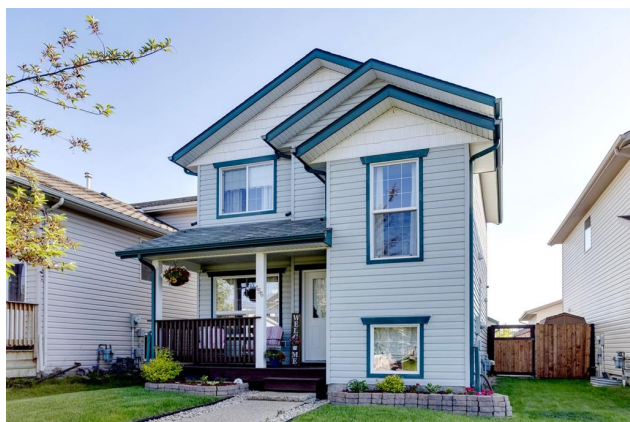
List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 16-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,337**  
Low Sqft:  
Ttl Sqft: **1,337**

DOM

**53**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,861 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Private**  
Park Feat: **Double Garage Detached,Drive Through**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`7"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 8`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 12`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`9" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`7"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R1S**

**0224736**

Remarks

Pub Rmks: **Welcome to 156 Archibald Close. Located in the heart of Timberlea, this beautiful turn-key home is a short walk away from both elementary and secondary schools, amenities and recreational parks. With 4 bedrooms, 2.5 bathrooms, and a double detached heated garage, this spacious home offers everything you need for comfortable living. This charming property boasts bright and airy colours throughout, creating a welcoming and inviting atmosphere. As you step inside, you'll immediately notice the stunning hardwood floors in the spacious living room, perfect for entertaining guests or relaxing with loved ones. The heart of this home is the large kitchen, complete with wood cabinetry, a peninsula island, corner pantry and ample counter space for all your cooking needs. The adjacent dining area offers plenty of room for family meals or dinner parties, making it the ideal setting for unforgettable gatherings. A tastefully updated half bath for added convenience makes up the rest of the main level. Upstairs, you'll find three bedrooms and two 4pc bathrooms which includes a primary suite with a walk-in closet and stylish en-suite bathroom. Each bedroom offers ample space and storage, making it easy to personalize and make your own. With updated flooring in every room, you'll love the easy clean up of this no carpet home. The basement features a spacious rec-room, perfect for a lounge space or play area for the kids. An additional bedroom and laundry room filled with cabinets for extra storage. The utility room doubles as a fantastic spot for more storage. There is also a rough in for a bathroom if needed. The charm continues outside to the exterior of this beautiful property - front landscaping with a front veranda to sit and enjoy the morning coffee and a fully fenced maintenance free backyard with large deck and greenhouse. We can't forget about the 23 x 22 detached heated garage with drive-through door, built in cabinets and a completed drywalled attic with lighting for more storage solutions. 1 car parking in front of the garage door as well! This home has been meticulously kept and loved by its original owners and is ready for its new buyers. Don't miss out on the opportunity to own this beautiful home in a prime location - schedule a viewing today!**

Inclusions: **Garage Heater, Garage Wood Shelving, Garage Checkerplate Cabinets, Utility Room Deep Freezer, Shed, Greenhouse**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





