

193 ARCHIBALD Close, Fort McMurray T9K2P4

List Price: **\$529,900** MLS®#: A2158162 Area: Timberlea Listing 08/16/24

Status: **Pending Wood Buffalo** None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Fort McMurray Finished Floor Area 2003 Abv Saft:

Low Sqft:

4,703 sqft Ttl Sqft: 1,542

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1,542

33

Ttl Park: 5 2 Garage Sz:

5 (32)

3.0 (3 0)

Modified Bi-Level

Access: Lot Feat:

Backs on to Park/Green Space, Low Maintenance Landscape, Private, See Remarks Park Feat: Concrete Driveway, Double Garage Attached, Heated Garage, Multiple Driveways

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating: In Floor, Forced Air Concrete

Sewer:

Ext Feat: **BBQ** gas line, Private Yard Carpet, Hardwood, Laminate, Tile

Water Source:

Fnd/Bsmt: **Poured Concrete**

Flooring:

Kitchen Appl: Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks

Int Feat: Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 8`4"	Bedroom	Main	14`7" x 9`6"
Bedroom	Main	11`0" x 9`11"	Dining Room	Main	14`2" x 7`11"
Kitchen	Main	16`2" x 11`1"	Living Room	Main	19`10" x 14`4"
5pc Ensuite bath	Second	14`1" x 9`7"	Bedroom - Primary	Second	16`3" x 18`11"
4pc Bathroom	Basement	6`2" x 8`2"	Bedroom	Basement	8`11" x 12`7"
Bedroom	Basement	13`5" x 8`4"	Kitchen	Basement	14`7" x 8`10"
Game Room	Basement	13`10" x 11`10"			

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1S Legal Desc: 0224736 Remarks Pub Rmks: ATTACHED IN-FLOOR HEATED GARAGE! LOADS OF PARKING! Welcome to 193 Archibald Close! On the main floor of this Modified Bi-Level you are greeted by a large kitchen that boasts ample counter and cabinet space, s/s appliances, a kitchen island, and a corner pantry. The kitchen looks onto a large dining nook. Also on the main level you can relax in the spacious living room that has room for the entire family and is accented nicely with a gas fireplace. The main level is complete with laundry, 2 spare bedrooms, and a 4 PCE bathroom. The 2nd level of the home is where you will find the primary bedroom that comes with a walk in closet, a fireplace, and a 5 PCE ensuite bathroom that is made up with a stand up shower, jetted tub, and large vanity. The basement has a SEPARATE ENTRANCE with IN-FLOOR HEAT that leads to an illegal suite which consists of a full kitchen, 2 bedrooms, another full bathroom, separate laundry, storage, and a large living room. The attached in-floor heated garage can be used for parking or a man cave as it is in-floor heated, and comes with a pool table. Hot water tank (2024). The back yard offers a deck that looks over the low maintenance back yard that comes with a HOT TUB and surrounding deck. This lot backs onto a walking trail with plenty of mature trees. Other features of this home include A/C, hot water on demand and multiple driveway parking. Call now to book your personal showing. All furniture is Inclusions: Fridge X2, stove X 2, Dishwasher X2, Microwave X 2, Washer X2, Dryer X2, A/C Unit, Hot Tub, all window coverings, Pool table, **ROYAL LEPAGE BENCHMARK** Property Listed By:

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