



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**193 ARCHIBALD Close, Fort McMurray T9K2P4**

MLS®#: **A2158162**      Area: **Timberlea**      Listing Date: **08/16/24**      List Price: **\$529,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **4,703 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,542**  
 Low Sqft:  
 Ttl Sqft: **1,542**

DOM

**33**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Modified Bi-Level**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

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**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete**  
 Flooring: **Carpet,Hardwood,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

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

| Room             | Level    | Dimensions      |
|------------------|----------|-----------------|
| 4pc Bathroom     | Main     | 4`11" x 8`4"    |
| Bedroom          | Main     | 11`0" x 9`11"   |
| Kitchen          | Main     | 16`2" x 11`1"   |
| 5pc Ensuite bath | Second   | 14`1" x 9`7"    |
| 4pc Bathroom     | Basement | 6`2" x 8`2"     |
| Bedroom          | Basement | 13`5" x 8`4"    |
| Game Room        | Basement | 13`10" x 11`10" |

| Room              | Level    | Dimensions     |
|-------------------|----------|----------------|
| Bedroom           | Main     | 14`7" x 9`6"   |
| Dining Room       | Main     | 14`2" x 7`11"  |
| Living Room       | Main     | 19`10" x 14`4" |
| Bedroom - Primary | Second   | 16`3" x 18`11" |
| Bedroom           | Basement | 8`11" x 12`7"  |
| Kitchen           | Basement | 14`7" x 8`10"  |

