



THE
A-TEAM

**RE/MAX
FIRST**

205 ARCHIBALD Close, Fort McMurray T9K 2P4

MLS®#: **A2161274** Area: **Timberlea** Listing Date: **08/29/24** List Price: **\$569,000**
 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: **4,671 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,822**
 Low Sqft:
 Ttl Sqft: **1,822**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Irregular Lot,Landscaped**
 Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Heated Garage,Off Street**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Jetted Tub,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`4" x 2`4"
Foyer	Main	9`3" x 8`0"
Laundry	Main	5`5" x 8`0"
4pc Bathroom	Second	7`4" x 4`10"
Bedroom	Second	10`3" x 10`9"
Bedroom - Primary	Second	15`6" x 14`11"
4pc Bathroom	Basement	8`0" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`0" x 7`1"
Kitchen With Eating Area	Main	11`0" x 14`4"
Living Room	Main	16`4" x 15`3"
4pc Ensuite bath	Second	9`1" x 9`8"
Bedroom	Second	11`1" x 9`6"
Bonus Room	Second	14`11" x 18`10"
Bedroom	Basement	9`10" x 9`6"

Game Room

Basement

17`5" x 13`1"

Storage
Legal/Tax/Financial

Basement

8`7" x 8`5"

Title:
Fee Simple
Legal Desc:

0224736

Zoning:
R1S

Remarks

Pub Rmks: **Find a Family Oasis in this 4 bedroom home located within walking distance to various schools in Timberlea. Enjoy the open plan living area flooded with natural light, along with a LARGE BONUS ROOM. To complete the main floor you'll find a powder room and a laundry room ample storage. Upstairs, find 3 bedrooms including a spacious primary bedroom with ensuite retreat featuring a jetted tub and separate shower. The fully finished basement boasts an additional bedroom, bathroom, family room, and ample storage space. Outside, the back yard offers a family-friendly escape with a large deck, possible hot tub, pool, and trampoline area. Added features include a new hot water tank and furnace in 2024, plus a new water softener in 2023. You will also have central air for the warm summer months and a central vacuum. Located near schools, shopping, and scenic walking trails. CALL today for your personal viewing!!!**

Inclusions: **Fridge, stove, OTR microwave, dishwasher, washer & dryer, all window coverings, central A/C, garage heater, garage door opener, shed, trampoline & water softener.**

Property Listed By: **COLDWELL BANKER UNITED**

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











