



THE
A-TEAM

**RE/MAX
FIRST**

176 ARCHIBALD Close, Fort McMurray T9K 2P3

MLS®#: **A2184663** Area: **Timberlea** Listing Date: **12/28/24** List Price: **\$389,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2004** Abv Sqft: **1,347**
Lot Information Low Sqft:
 Lot Sz Ar: **3,595 sqft** Ttl Sqft: **1,347**
 Lot Shape:

DOM

7
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Interior Lot,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"	Dining Room	Main	13`4" x 13`1"
Kitchen	Main	7`9" x 15`2"	Living Room	Main	13`7" x 13`4"
4pc Bathroom	Second	4`10" x 7`7"	4pc Ensuite bath	Second	4`10" x 7`6"
Bedroom	Second	12`1" x 8`7"	Bedroom	Second	12`1" x 8`3"
Bedroom - Primary	Second	15`7" x 10`2"	3pc Bathroom	Basement	8`3" x 8`1"
Bedroom	Basement	7`11" x 12`11"	Bedroom	Basement	11`3" x 12`7"
Storage	Basement	9`1" x 8`9"	Furnace/Utility Room	Basement	6`1" x 6`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0224736

Remarks

Pub Rmks: **Welcome to 176 Archibald Close; nestled in a sought-after, family-friendly neighborhood with convenient walking access to elementary and secondary schools (public and Catholic). The true highlight of this property is the oversized, heated detached garage, measuring an impressive 29'2" x 22'9", complete with a drive-thru feature. Even with this expansive garage, the yard remains generously sized, offering ample space for children, pets, and outdoor enjoyment. Inside, the main floor welcomes you with a thoughtfully designed layout, featuring a spacious kitchen equipped with a corner pantry and central island, perfect for meal prep and entertaining. The open dining and living areas provide room for larger furnishings, ensuring comfort and versatility. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three well-proportioned bedrooms, including a serene primary suite with a walk-in closet and a private 4-piece ensuite. The other two bedrooms share an additional 4-piece bathroom, providing convenience for a growing family. The fully developed basement adds even more value, offering two additional bedrooms, a 3-piece bathroom, and a full-sized laundry room with extra space for additional storage. With so much to offer at an incredible price, this home is an opportunity you don't want to miss. Schedule your showing today!**

Inclusions: n/a
Property Listed By: **The Agency North Central Alberta**

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









