



THE
A-TEAM

**RE/MAX
FIRST**

196 ARCHIBALD Close, Fort McMurray T9K2P4

MLS®#: **A2193061**

Area: **Timberlea**

Listing Date: **02/06/25**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**
Lot Information
Lot Sz Ar: **4,111 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,574**
Low Sqft:
Ttl Sqft: **1,574**

DOM

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Off Street, Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other, Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Laminate Counters, Pantry, Sump Pump(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 14`1"
2pc Bathroom	Main	7`10" x 5`0"
Dining Room	Main	11`1" x 9`7"
Furnace/Utility Room	Basement	6`6" x 5`9"
Bedroom - Primary	Second	10`5" x 14`0"
4pc Bathroom	Second	4`9" x 8`2"
Bedroom	Second	8`6" x 10`7"

Room	Level	Dimensions
Foyer	Main	5`0" x 5`6"
Kitchen	Main	10`11" x 9`10"
Bedroom	Basement	11`6" x 10`10"
Family Room	Basement	13`4" x 7`1"
Walk-In Closet	Second	6`4" x 4`8"
Bedroom	Second	12`6" x 8`2"
3pc Bathroom	Basement	5`9" x 5`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0224736

Remarks

Pub Rmks: **Discover 196 Archibald, nestled in the family-friendly neighbourhood of Timberlea, just a short walk to St. Martha's and Christina Gordon elementary schools. This charming home features a bright and airy main floor with laminate flooring and fresh paint throughout. The eat-in kitchen is equipped with stainless steel appliances, white cabinetry, a corner pantry, and a window above the sink that overlooks the spacious backyard. The dining nook provides convenient access to the expansive, fully fenced backyard, perfect for outdoor enjoyment. This space includes a deck, a ground-level fire pit patio, and a detached garage measuring 29'3" x 13'5", along with additional parking options available. Upstairs, you'll find three bedrooms adorned with laminate flooring, along with a full bathroom conveniently located between them. The master bedroom features a generous walk-in closet. The fully developed basement is a fantastic bonus, offering a large family room, a 3-piece bathroom, and a fourth bedroom. Enjoy the benefits of having no carpet throughout the home and brand-new shingles. Flexible possession options are available! Don't miss this opportunity to make this your new home!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, garage door opener & remote**
Property Listed By: **COLDWELL BANKER UNITED**

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







