



THE
A-TEAM

**RE/MAX
FIRST**

196 ARCHIBALD Close, Fort McMurray T9K2P4

MLS®#: **A2193061**

Area: **Timberlea**

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

List Price: **\$409,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 30-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Finished Floor Area

Lot Sz Ar:

4,111 sqft

Lot Shape:

Abv Sqft:

1,574

Low Sqft:

Ttl Sqft:

1,574

DOM

114

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard, No Neighbours Behind

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:

0224736

Zoning:

R1S

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:

Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, garage door opener & remote
COLDWELL BANKER UNITED**

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







