



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 ARCHIBALD Close, Fort McMurray T9K 2P5**

MLS®#: **A2211960**

Area: **Timberlea**

Listing Date: **04/18/25**

List Price: **\$567,000**

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

Finished Floor Area

Abv Sqft:

**1,864**

Low Sqft:

Lot Sz Ar:

**4,854 sqft**

Ttl Sqft:

**1,864**

Lot Shape:

DOM

**20**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,No Neighbours Behind,Rectangular Lot  
Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Microwave,Range,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,High Ceilings,Kitchen Island,Pantry,Quartz Counters,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>10`7" x 10`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`11" x 10`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`10" x 5`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`8" x 16`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 7`8"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`3" x 8`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`10" x 16`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`6" x 11`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 13`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 13`10"</b>	<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>9`9" x 11`1"</b>

Game Room Furnace/Utility Room	Basement Basement	17`5" x 16`10" 7`10" x 7`2"	Storage  Legal/Tax/Financial	Basement	12`10" x 8`7"
<hr/>					
Title: Fee Simple		Zoning: R1S			
Legal Desc:		0224736		Remarks	
<hr/>					
Pub Rmks:		<p>Welcome to 233 Archibald Close: Step into style and sophistication with this beautifully updated 2-storey home offering 4 bedrooms, 3.5 bathrooms, a main floor office and over 2749 SqFt of combined total living space. Tucked away in a quiet street in Timberlea, this home combines tasteful upgrades with everyday comfort. Upon entering, the foyer is bright and airy, with soaring vaulted ceilings, immediately making you feel at home. The main living area features cozy new plush carpeting, a striking gas fireplace that serves as a focal point and upgraded light fixtures that add an elegant glow throughout the space. Designed with style and functionality, the open-concept layout flows effortlessly into the heart of the home—the kitchen. Here, you'll find bold black and white quartz countertops (2025), a subway tile backsplash (2025), sleek stainless steel appliances, a new black farmhouse sink, and a spacious eat-up island ideal for casual meals or entertaining. A 2pc powder room, main floor laundry with storage, and a versatile front office complete the main level. Upstairs, three generously sized bedrooms provide comfort and privacy, all featuring fresh new carpet. The spacious primary suite offers a peaceful retreat with a walk-in closet and a stylishly updated ensuite featuring a modern sliding barn door, double sinks, a jetted soaker tub and cohesive finishes that carry throughout the home. The fully developed basement expands your living space with a large, open recreation area—perfect for movie nights, playtime, or guests. A fourth bedroom and full 4pc bathroom (with dual access to both the bedroom and living area) add functionality and flexibility. At the same time, extra storage ensures everything has its place—step outside to enjoy summer evenings on the back deck complete with a gas BBQ hookup. The fully fenced yard backs onto green space with no neighbours directly behind and offers easy access to nearby walking trails through the gated fence—ideal for outdoor enthusiasts and families alike. Additional highlights include NEW SHINGLES (2023), FRESH PAINT (2024), Central A/C, a double-car driveway, a heated attached garage, and an unbeatable location close to schools, parks, and all Timberlea amenities. If you're seeking a home that blends modern design with practical living in a family-friendly neighbourhood—this is the one. Schedule your private tour today!</p>			
Inclusions:		Wardrobe in upstairs bedroom.			
Property Listed By:		The Agency North Central Alberta			

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





















