



THE
A-TEAM

**RE/MAX
FIRST**

102 ARCHIBALD Bay, Fort McMurray T9K2P2

MLS® #: **A2222290**

Area: **Timberlea**

Listing Date: **05/17/25**

List Price: **\$459,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2004

Lot Information

Lot Sz Ar:

5,404 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,032

Low Sqft:

Ttl Sqft:

1,032

DOM

14

Layout

Beds:

5 (2 3)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Landscaped,Lawn,See Remarks

Double Garage Detached,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s)

Int Feat:

Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0224736

Zoning:

R1S

Remarks

Pub Rmks:

Nestled in a quiet area of Timberlea, this well-maintained family home sits on a generous corner lot and is just a short walk from schools, parks, bus stops, and

city/site transportation. Step into a spacious entryway with a large coat closet also allowing privacy to rest of the home. The main floor features a bright, open-concept layout ideal for entertaining, with a large living room, dining area, and kitchen complete with an island and access to the back patio—perfect for summer BBQs and relaxing evenings. Brand new flooring and paint flows throughout the main level for a fresh, modern feel. The primary bedroom includes a walk-in closet, while a second bedroom and full shared bath complete the main floor. Downstairs, you'll find a massive rec room, a 3-piece bathroom, two additional bedrooms, an office/third bedroom and laundry facilities—offering great space and flexibility for growing families or guests. Outside, enjoy the privacy of a fully fenced backyard with RV access, a great deck space and plenty of room for a trampoline or swing set in the side yard. The detached garage is heated with a pellet stove and includes an additional electrical panel, copper air lines for compressor tools, and tons of storage in the attic—ideal for hobbyists or tradespeople. This is an amazing opportunity to own a spacious corner lot , large garage and modern open concept home at an unbeatable price! call to book your showing today!

Inclusions:
Property Listed By:

n/a
COLDWELL BANKER UNITED

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











