

\$409,900 - 196 Archibald Close, Fort McMurray

MLS® #A2193061

\$409,900

4 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

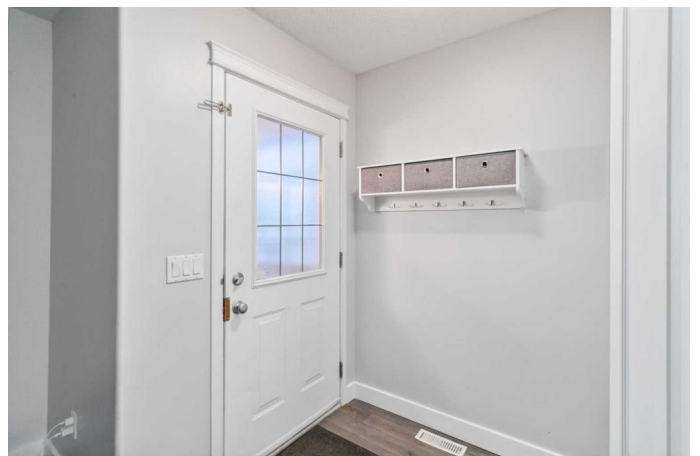
Discover 196 Archibald, nestled in the family-friendly neighbourhood of Timberlea, just a short walk to St. Martha's and Christina Gordon elementary schools. This charming home features a bright and airy main floor with laminate flooring and fresh paint throughout. The eat-in kitchen is equipped with 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!

Built in 2004

Essential Information

MLS® #

A2193061



| | |
|----------------|-------------|
| Price | \$409,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,574 |
| Acres | 0.09 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 196 Archibald Close |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K2P4 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Pantry, Sump Pump(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Other, Private Entrance |
| Lot Description | Back Yard, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |

Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025

Days on Market 136

Zoning R1S

Listing Details

Listing Office COLDWELL BANKER UNITED

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