

# \$419,900 - 196 Archibald Close, Fort McMurray

MLS® #A2193061

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,574 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

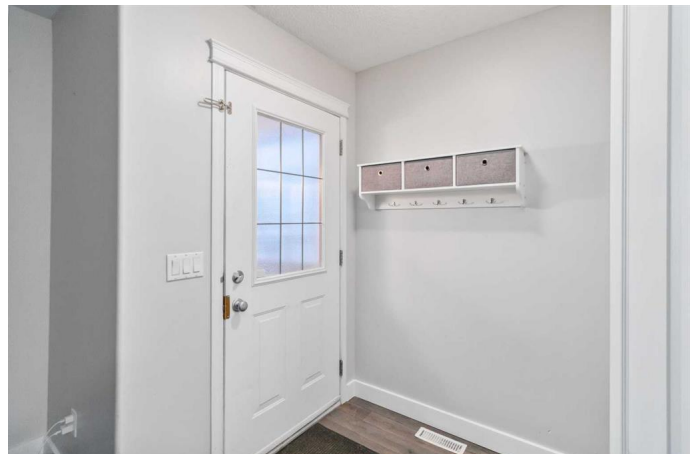
Discover 196 Archibald, nestled in the family-friendly neighbourhood of Timberlea, just a short walk to St. Martha's and Christina Gordon elementary schools. This charming home features a bright and airy main floor with laminate flooring and fresh paint throughout. The eat-in kitchen is equipped with 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	\$419,900
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            73

Zoning                        R1S

### **Listing Details**

Listing Office                COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.