

\$390,000 - 160 Archibald Close, Fort McMurray

MLS® #A2195531

\$390,000

3 Bedroom, 2.00 Bathroom, 1,486 sqft
Residential on 0.08 Acres

Timberlea, Fort McMurray, Alberta

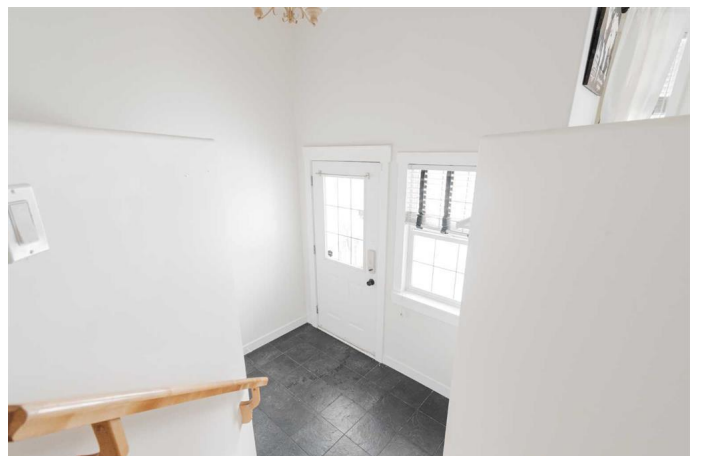
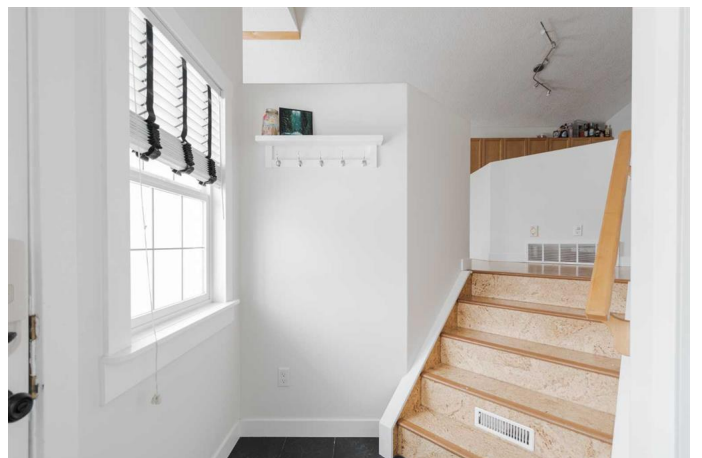
Welcome to 160 Archibald Close; this cute and cozy split-level home offers a warm and inviting space perfect for first-time buyers is nestled close to schools, shopping, public transit, and all the essentials.

Step inside to a bright and airy main floor with vaulted ceilings and cork laminate flooring. The open-concept layout makes for easy living, with a spacious living room bathed in natural light, seamlessly flowing into the kitchen and dining area. The kitchen is functional and features maple cabinets, stainless steel appliances, a corner pantry, plenty of counter space, and a cozy dining nook—perfect for gathering with friends and family.

Upstairs, you™ll find two oversized bedrooms both with large walk-in closets and a full bathroom, offering plenty of space to unwind.

The lower level adds even more versatility, with a second living space, a third bedroom, another full four-piece bathroom, and direct access to the backyard. At the rear entrance, a stunning board and batten feature wall with floral wallpaper adds the perfect touch of character and charm.

Down in the basement, a massive rec room offers endless possibilities—whether you



dream of a home theatre, gym, or playroom. Youâ€™ll also find a dedicated laundry room and extra storage space to keep everything organized.

Outside, the fully fenced backyard is made for relaxing and entertaining, complete with a large deck and a stamped concrete parking pad with room for two vehicles. Plus, convenient back alley access makes coming and going a breeze!

This cozy and affordable home is full of charm and ready for its next ownersâ€™donâ€™t miss out on this fantastic opportunity! Schedule your private showing today.

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2195531 |
| Price | \$390,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,486 |
| Acres | 0.08 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Split Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 160 Archibald Close |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2P3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Alley Access, Rear Drive |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Crawl Space, Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 18th, 2025 |
| Days on Market | 48 |
| Zoning | R1S |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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