

# \$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

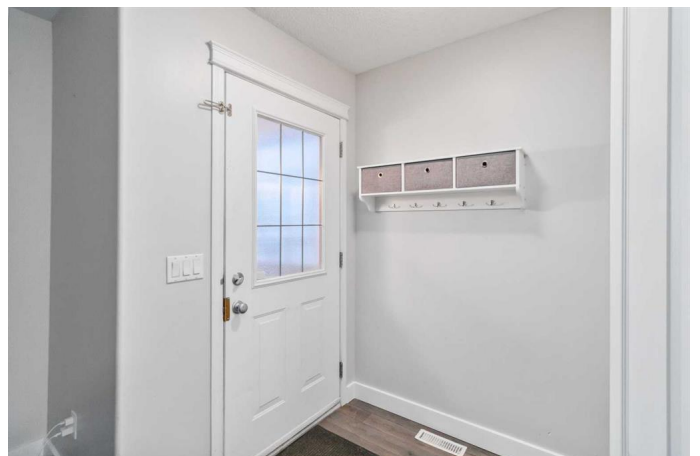
Discover 196 Archibald, nestled in the family-friendly neighbourhood of Timberlea, just a short walk to St. Martha's and Christina Gordon elementary schools. This charming home features a bright and airy main floor with laminate flooring and fresh paint throughout. The eat-in kitchen is equipped with 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            143  
Zoning                      R1S

**Listing Details**

Listing Office              COLDWELL BANKER UNITED

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