

\$510,000 - 157 Archibald Close, Fort McMurray

MLS® #A2267533

\$510,000

5 Bedroom, 3.00 Bathroom, 1,425 sqft
Residential on 0.11 Acres

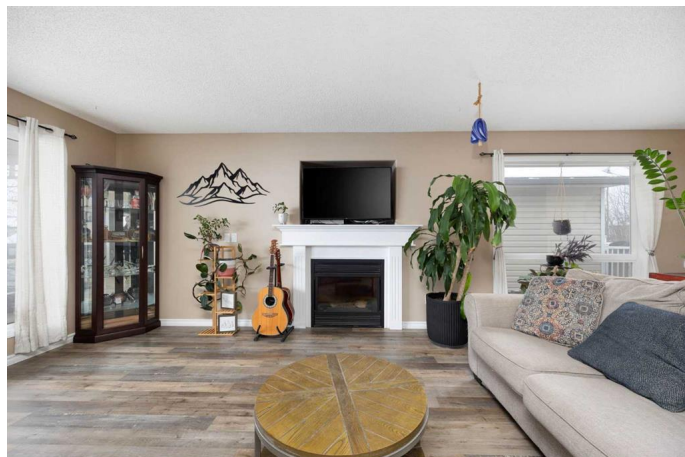
Timberlea, Fort McMurray, Alberta

Welcome to 157 Archibald Close - where updates meet comfort and trailside living feels like home.

Tucked away on a charming close in Timberlea, this inviting 5-bedroom, 3-bath home pairs everyday practicality with thoughtful upgrades at every turn. Step inside to find stylish vinyl plank flooring (approx. 2.5 years old) flowing through the bright and open main level. The living room centres around a cozy fireplace, perfect for winter movie nights, while the adjacent dining area leads to a sun-filled kitchen featuring newer stainless appliances (fridge, dishwasher, and microwave all replaced within the past 4 years), plenty of cabinetry, and a corner pantry. Industrial-style lighting adds a touch of modern flair, blending function and style in all the right ways.

The main level offers two generous bedrooms and two full baths, including a primary suite with walk-in closet, jetted tub, and separate shower- your own little retreat after a long day. , and the main 4-piece bathroom was beautifully renovated in 2023. The fully finished basement adds three more great-sized bedrooms, a third full bathroom, and a spacious family/rec room that's ready for kids, guests, or game nights.

Outside, a newer deck (4 years old) overlooks the south-facing backyard, backing directly onto the scenic trail system - ideal for morning walks or evening bike rides. The double attached garage is wired for 220, while other major updates bring peace of mind: new



shingles (2024), furnace (approx. 5 years), sump pump (2 years), and central A/C (installed 2020).

Located in a family-friendly neighbourhood steps from Christina Gordon and St. Martha Elementary Schools, as well as a short distance from Holy Trinity and Å%cole McTavish High School, this home blends comfort, convenience, and community in all the right ways.

Built in 2003

Essential Information

MLS® #	A2267533
Price	\$510,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,425
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	157 Archibald Close
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2N2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	5
Zoning	R1S

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.