

\$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

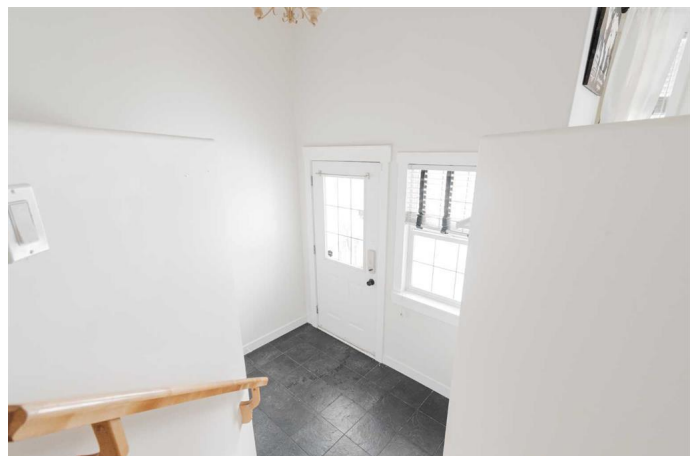
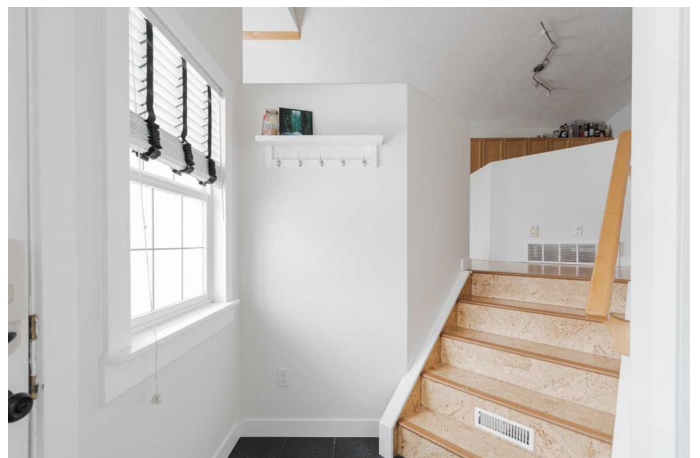
Welcome to 160 Archibald Close; this cute and cozy split-level home offers a warm and inviting space perfect for first-time buyers is nestled close to schools, shopping, public transit, and all the essentials.

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	4 Level Split
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	Dishwasher, Microwave Hood Fan, Refrigerator, Central Air Conditioner, 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	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2025
Days on Market	75
Zoning	R1S

Listing Details

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

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.