

# \$567,000 - 233 Archibald Close, Fort McMurray

MLS® #A2211960

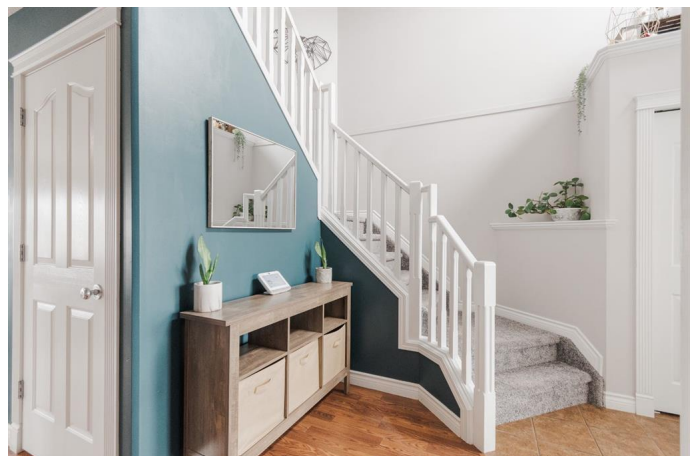
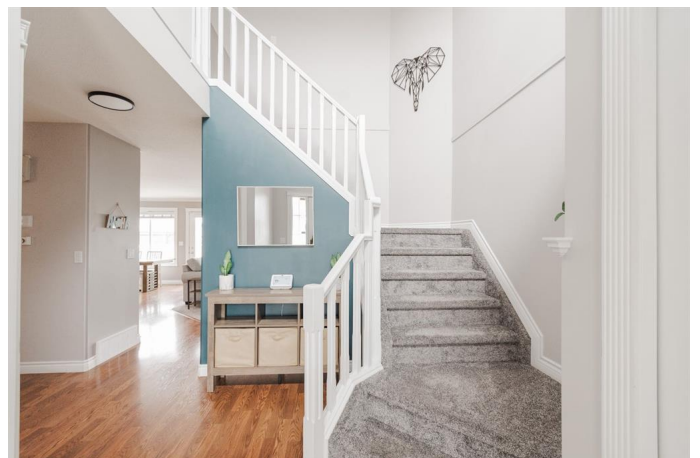
**\$567,000**

4 Bedroom, 4.00 Bathroom, 1,864 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 233 Archibald Close: Step into style and sophistication with this beautifully updated 2-storey home offering 4 bedrooms, 3.5 bathrooms, a main floor office and over 2749 SqFt of combined total living space. Tucked away in a quiet street in Timberlea, this home combines tasteful upgrades with everyday comfort. Upon entering, the foyer is bright and airy, with soaring vaulted ceilings, immediately making you feel at home. The main living area features cozy new plush carpeting, a striking gas fireplace that serves as a focal point and upgraded light fixtures that add an elegant glow throughout the space. Designed with style and functionality, the open-concept layout flows effortlessly into the heart of the home—the kitchen. Here, you™ll find bold black and white quartz countertops (2025), a subway tile backsplash (2025), sleek stainless steel appliances, a new black farmhouse sink, and a spacious eat-up island ideal for casual meals or entertaining. A 2pc powder room, main floor laundry with storage, and a versatile front office complete the main level. Upstairs, three generously sized bedrooms provide comfort and privacy, all featuring fresh new carpet. The spacious primary suite offers a peaceful retreat with a walk-in closet and a stylishly updated ensuite featuring a modern sliding barn door, double sinks, a jetted soaker tub and cohesive finishes that carry throughout the home. The fully developed basement expands your living space with a large, open recreation



areaâ€”perfect for movie nights, playtime, or guests. A fourth bedroom and full 4pc bathroom (with dual access to both the bedroom and living area) add functionality and flexibility. At the same time, extra storage ensures everything has its placeâ€”step outside to enjoy summer evenings on the back deck complete with a gas BBQ hookup. The fully fenced yard backs onto green space with no neighbours directly behind and offers easy access to nearby walking trails through the gated fenceâ€”ideal for outdoor enthusiasts and families alike. Additional highlights include NEW SHINGLES (2023), FRESH PAINT (2024), Central A/C, a double-car driveway, a heated attached garage, and an unbeatable location close to schools, parks, and all Timberlea amenities. If youâ€™re seeking a home that blends modern design with practical living in a family-friendly neighbourhoodâ€”this is the one. Schedule your private tour today!

Built in 2003

Essential Information

MLS® #	A2211960
Price	\$567,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,864
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	233 Archibald Close
---------	---------------------

Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2P5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	16
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.