

# \$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

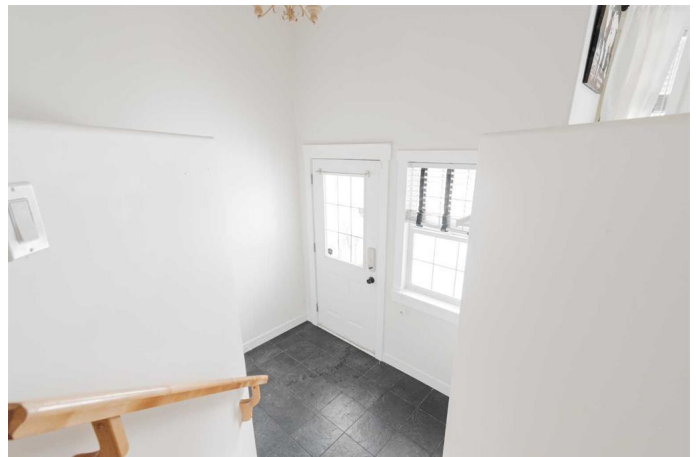
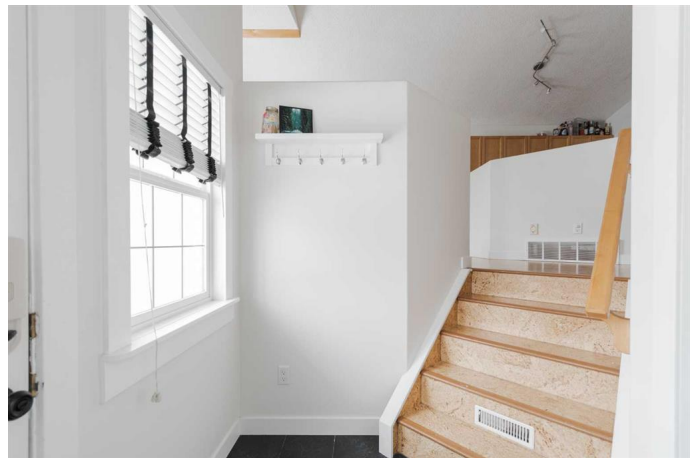
Welcome to 160 Archibald Close; this cute and cozy split-level home offers a warm and inviting space perfect for first-time buyers is nestled close to schools, shopping, public transit, and all the essentials.

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
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