



**GRASSROOTS**  
REALTY GROUP

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**157 Archibald Close**  
**Fort McMurray, Alberta**

**MLS # A2267533**



**\$510,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bi-Level                                                                   |               |                   |
| <b>Size:</b>     | 1,425 sq.ft.                                                               | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Standard Shape   |               |                   |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl Plank                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                 | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Gazebo                                                                                                                       |                   |     |

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 Eacole McTavish High School, this home blends comfort, convenience, and community in all the right ways.

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