



GRASSROOTS
REALTY GROUP

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**217 Archibald Close
Fort McMurray, Alberta**

MLS # A2268747



\$510,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: BASEMENT FIREPLACE

Welcome to 217 Archibald Close; a stunning 5-bedroom, 3-bathroom bi-level home perfectly situated in a family-friendly neighbourhood, backing onto green space with no rear neighbours. Fully refreshed with new paint, vinyl plank flooring, lighting, and bathroom fixtures, this home is a blank canvas ready for its next chapter. Step inside to a bright, airy foyer with vaulted ceilings and a sparkling new chandelier that invites you into the heart of the home. The living room is bathed in natural light and flows seamlessly into the kitchen, featuring newer stainless steel appliances, refurbished white cabinetry, a functional island with storage, a corner pantry, and abundant counter space. The generous eat-in area accommodates a full dining table - perfect for family meals or entertaining. Upstairs, the primary suite boasts a walk-in closet and a four-piece ensuite, accompanied by a second full bathroom and an additional bedroom. The basement offers three spacious bedrooms, a bright family room, and a three-piece bathroom with a large soaker tub, new vanity, and in-floor heating, conveniently shared with the laundry area. Outside, the low-maintenance backyard features artificial grass, a privacy wall off the deck, and a large shed with overhead door, ideal for bikes or toys. The fence gate provides easy access, and the attached garage comes heated with a gas heater and extra storage. A front driveway with space for RV parking adds even more convenience and functionality. Recent updates include new shingles (2022), air conditioning (2019), and a hot water tank (2023), giving peace of mind. Within walking distance to schools, parks, and trails, this move-in ready home is bright, welcoming, and perfectly set for family life. Schedule your tour today!

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