GRASSROOTS REALTY GROUP

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284 Archibald Close
Fort McMurray, Alberta

MLS # A2291420

$429,098

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1S
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Double Vanity, Pantry, Walk-In Closet(s)		

Inclusions: Pergola, In deck lighting, Electric Garage heater

Welcome to 284 Archibald Close, a well-maintained and move-in ready home nestled in a quiet, family-friendly neighbourhood. Thoughtfully designed for comfortable everyday living, this property offers a functional layout, bright living spaces, and a beautifully cared-for outdoor area. Step inside to a welcoming foyer that leads into the bright and inviting living room, where large windows allow natural light to pour in and create a warm, airy atmosphere. The space flows seamlessly into the spacious kitchen and dining area, making it ideal for both daily living and entertaining. The kitchen features timeless white cabinetry, ample storage, expansive counter space, a convenient walk-in pantry, and newer stainless steel appliances. A 2-piece powder room completes the main level. Upstairs, the home continues to impress with a generously sized primary bedroom complete with a walk-in closet and endless natural light. Two additional bedrooms provide plenty of space for family or guests and share a well-appointed Jack and Jill 5-piece bathroom with double vanity, perfect for busy mornings. The fully developed basement expands your living space with a cozy family room, a large fourth bedroom, a 4-piece bathroom, and a dedicated laundry area offering flexibility for growing families, guests, or a home office setup. Step outside through the dining room patio doors to a fully fenced backyard designed for relaxation and entertaining. Enjoy a beautifully maintained lawn, a newer deck (2020) with built-in lighting, and a stylish metal pergola, perfect for summer evenings and outdoor gatherings. The property also includes a 12’ x 16’ shed with an overhead door and electric heater, providing excellent storage or workshop space. The driveway allows parking for up to three vehicles. Additional updates include vinyl plank flooring (2018),

new carpet on the upper level(2020), Hot water tank(2018), A/C (2018), roof(2011). Lovingly cared for and perfectly situated in a peaceful neighbourhood just minutes away from schools, playgrounds, and shopping, 284 Archibald Close is ready to welcome its next family home. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing!!

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