

# \$515,000 - 217 Archibald Close, Fort McMurray

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MLS® #A2268747

**\$515,000**

5 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

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.

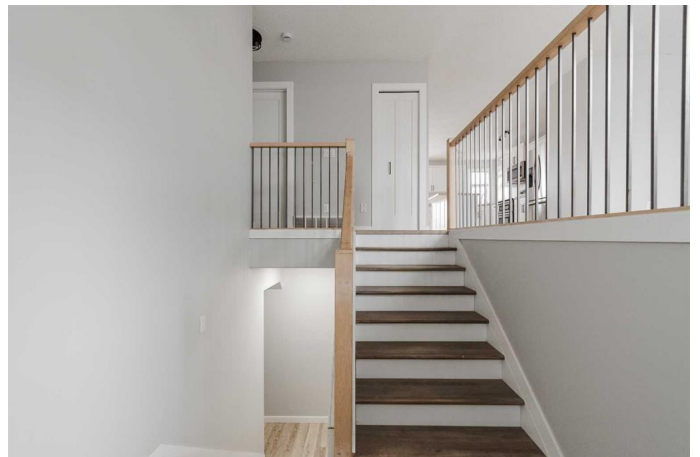
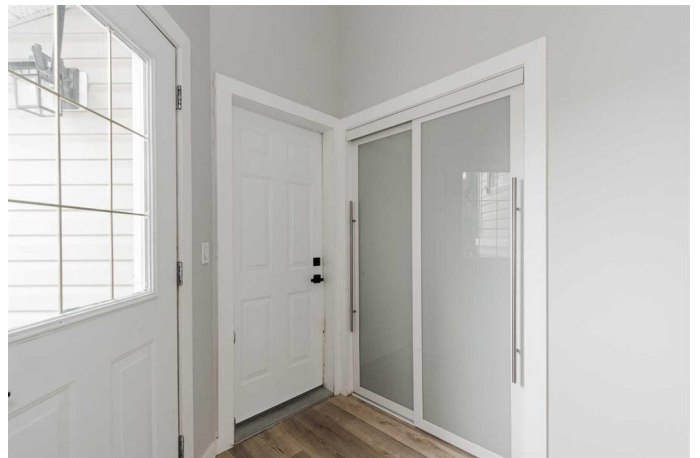
Fully refreshed with new paint, vinyl plank flooring, lighting, and bathroom fixtures, this home is a blank canvas ready for its next chapter.

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!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268747    |
| Price          | \$515,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,184       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 217 Archibald Close |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K2P4              |

**Amenities**

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                        |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, RV Access/Parking |
| # of Garages   | 2                                                                                                        |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

## Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                                               |
| Construction      | Vinyl Siding                                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                               |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 3rd, 2025 |
| Zoning      | R1S                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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