



# 140 Archibald Close Fort McMurray Alberta

\$479,900

Welcome to 140 Archibald Close: a bright and airy turn key home with New Shingles (2024) located in a quiet, family-friendly neighbourhood just steps from several Timberlea schools. Situated on a spacious corner lot with a large fully fenced back yard and a screened in porch that overlooks it, the pride of ownership begins with the exterior curb appeal and is carried throughout the home with many updates found inside. Upon entering the home, you'll be greeted by an abundance of natural streaming light through the many large windows, creating a bright and airy aesthetic with white walls, white kitchen cupboards and a very neutral and inviting space. The open layout on the main floor is great for families to gather in or for entertaining, and the kitchen boasts new appliance and new backsplash with plenty of cupboard and counter space. Beautiful hardwood floors run throughout the main level, adding warmth and elegance. Two bedrooms and a full 4-piece bathroom are located down the hall, with the main bedroom host to a large walk-in closet. Both upstairs bedrooms are carpeted for added comfort. The lower level of the home has been renovated (2022) and offers additional living space with three more bedrooms, a great-sized family room, and a 3-piece bathroom. The renovations include new luxury vinyl plank floors, new baseboards, new doors, fresh paint, and large windows that brighten every room. The bathroom features a modern black vanity and a stand-up shower. The lower level is bright with oversized windows and a great place for a second living space, older children to have their own space or utilize it to suite your needs. Enjoy the warm summer months relaxing in the screened-in back porch which provides a perfect spot to enjoy the summer while being protected from the elements and the bugs. The fenced backyard offers a safe space for pets or children to play, and with...

4pc Bathroom 7.58 Ft x 7.75 Ft

Bedroom 9.42 Ft x 11.08 Ft

Dining room 11.25 Ft x 11.42 Ft

Kitchen 11.42 Ft x 12.75 Ft

Living room 9.67 Ft x 15.25 Ft

Primary Bedroom 11.17 Ft x 15.75 Ft

Bedroom 6.42 Ft x 12.00 Ft

Bedroom 10.67 Ft x 12.75 Ft

Bedroom 8.58 Ft x 13.08 Ft

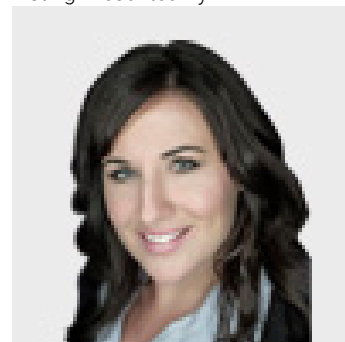
Recreational, Games room 12.25 Ft x 18.67 Ft

Furnace 5.00 Ft x 12.00 Ft

Foyer 5.08 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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## RE/MAX®

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