



## 293 Archibald Close Fort McMurray Alberta

\$469,900

FURNITURE INCLUDED! Welcome to 293 Archibald Close: Being sold by the original owner, this home has been loved and cared for and is now ready to show off it's many great features including a driveway long enough for a 30ft trailer, a meticulous painted attached double car garage with painted floors, its beautiful vaulted ceilings over the open concept main living space, its freshly painted grey walls, its spacious primary bedroom and sunny backyard - this home has everything you need to fall in love and enjoy home ownership while being located in the heart of Timberlea, the neighbourhood everyone wants to be in! Live only steps to many great schools, restaurants, shopping and other amenities or enjoy the outdoors with many maintained paths, trails and outdoor sports fields and parks close by. Boasting curb appeal with a long concrete driveway, a covered front porch, a beautiful lawn and a large mature tree in the front yard. Inside the home shines with gleaming hardwood floors that lead you into the open main living space host to a kitchen with stainless steel appliances and plenty of counter and cupboard space, a natural gas fireplace in the living room with a white mantle surround and soaring high vaulted ceilings allowing for plenty of natural light to fill the space making it inviting, bright and airy. Off the dining room is your backyard access where a large deck with built in benches offering a great place for entertaining, dining or relaxing on and the yard is level with a shed for storing your gardening tools inside. The main suite is conveniently located just off the living room where you'll find high ceilings continuing into this space making the room feel grand. A walk in closet and 4pc ensuite bathroom complete the main bedroom, then down the hall the second bedroom is located at the front of the home, a great layout if you're looking for a home office ...

Recreational, Games room 21.83 Ft x 17.58 Ft

Recreational, Games room 12.58 Ft x 20.33 Ft

Storage 8.08 Ft x 7.17 Ft

Other 9.33 Ft x 20.50 Ft

Furnace 16.92 Ft x 13.08 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 9.00 Ft x 10.92 Ft

Bedroom 9.33 Ft x 11.17 Ft

Dining room 8.00 Ft x 11.42 Ft

Kitchen 9.33 Ft x 11.17 Ft

Laundry room 5.67 Ft x 7.67 Ft

Living room 11.17 Ft x 22.83 Ft

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

Listing Presented By:



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4pc Bathroom 5.17 Ft x 9.00 Ft

Primary Bedroom 11.50 Ft x 14.00 Ft