

\$459,900 - 102 Archibald Bay, Fort McMurray

MLS® #A2222290

\$459,900

5 Bedroom, 2.00 Bathroom, 1,032 sqft
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Nestled in a quiet area of Timberlea, this well-maintained family home sits on a generous corner lot and is just a short walk from schools, parks, bus stops, and city/site transportation.

Step into a spacious entryway with a large coat closet also allowing privacy to rest of the home. The main floor features a bright, open-concept layout ideal for entertaining, with a large living room, dining area, and kitchen complete with an island and access to the back patio—perfect for summer BBQs and relaxing evenings. Brand new flooring and paint flows throughout the main level for a fresh, modern feel.

The primary bedroom includes a walk-in closet, while a second bedroom and full shared bath complete the main floor. Downstairs, you’ll find a massive rec room, a 3-piece bathroom, two additional bedrooms, an office/third bedroom and laundry facilities—offering great space and flexibility for growing families or guests.

Outside, enjoy the privacy of a fully fenced backyard with RV access, a great deck space and plenty of room for a trampoline or swing set in the side yard. The detached garage is heated with a pellet stove and includes an additional electrical panel, copper air lines for compressor tools, and tons of storage in the attic—ideal for hobbyists or tradespeople.



This is an amazing opportunity to own a spacious corner lot , large garage and modern open concept home at an unbeatable price!
call to book your showing today!

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222290 |
| Price | \$459,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,032 |
| Acres | 0.12 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 102 Archibald Bay |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K2P2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s) |
| Heating | Forced Air |

| | |
|--------------|----------------|
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 8 |
| Zoning | R1S |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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