

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

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.

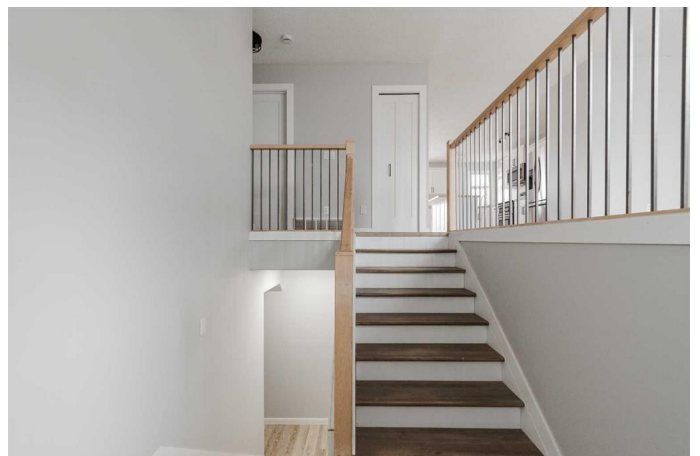
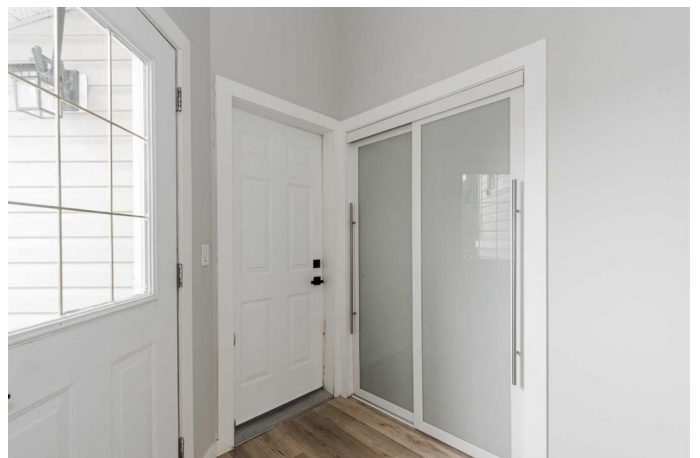
Fully refreshed with new paint, vinyl plank flooring, lighting, and bathroom fixtures, this home is a blank canvas ready for its next chapter.

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
Days on Market	5
Zoning	R1S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.