

# \$510,000 - 157 Archibald Close, Fort McMurray

MLS® #A2267533

**\$510,000**

5 Bedroom, 3.00 Bathroom, 1,425 sqft  
Residential on 0.11 Acres

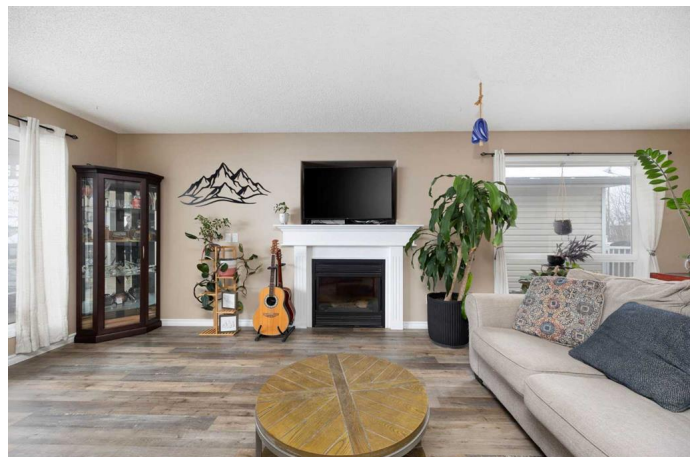
Timberlea, Fort McMurray, Alberta

Welcome to 157 Archibald Close - where updates meet comfort and trailside living feels like home.

Tucked away on a charming close in Timberlea, this inviting 5-bedroom, 3-bath home pairs everyday practicality with thoughtful upgrades at every turn. Step inside to find stylish vinyl plank flooring (approx. 2.5 years old) flowing through the bright and open main level. The living room centres around a cozy fireplace, perfect for winter movie nights, while the adjacent dining area leads to a sun-filled kitchen featuring newer stainless appliances (fridge, dishwasher, and microwave all replaced within the past 4 years), plenty of cabinetry, and a corner pantry. Industrial-style lighting adds a touch of modern flair, blending function and style in all the right ways.

The main level offers two generous bedrooms and two full baths, including a primary suite with walk-in closet, jetted tub, and separate shower- your own little retreat after a long day. , and the main 4-piece bathroom was beautifully renovated in 2023. The fully finished basement adds three more great-sized bedrooms, a third full bathroom, and a spacious family/rec room that's ready for kids, guests, or game nights.

Outside, a newer deck (4 years old) overlooks the south-facing backyard, backing directly onto the scenic trail system - ideal for morning walks or evening bike rides. The double attached garage is wired for 220, while other major updates bring peace of mind: new



shingles (2024), furnace (approx. 5 years), sump pump (2 years), and central A/C (installed 2020).

Located in a family-friendly neighbourhood steps from Christina Gordon and St. Martha Elementary Schools, as well as a short distance from Holy Trinity and Å%cole McTavish High School, this home blends comfort, convenience, and community in all the right ways.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267533    |
| Price          | \$510,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,425       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 157 Archibald Close |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 2N2             |

**Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                         |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                  |
| Fireplaces        | Living Room                                                                                                                  |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full                                                                                                                         |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                          |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Street Lighting, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding                                                                                   |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 12                 |
| Zoning         | R1S                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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