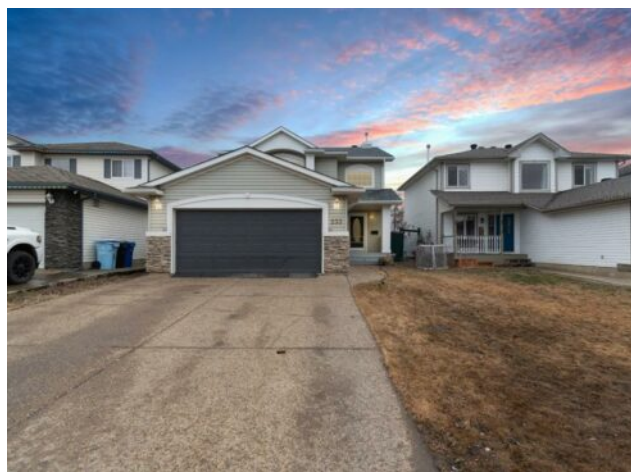


**233 Archibald Close**  
**Fort McMurray, Alberta****MLS # A2211960****\$567,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks		

**Inclusions:** Wardrobe in upstairs bedroom.

Welcome to 233 Archibald Close: Step into style and sophistication with this beautifully updated 2-storey home offering 4 bedrooms, 3.5 bathrooms, a main floor office and over 2749 SqFt of combined total living space. Tucked away in a quiet street in Timberlea, this home combines tasteful upgrades with everyday comfort. Upon entering, the foyer is bright and airy, with soaring vaulted ceilings, immediately making you feel at home. The main living area features cozy new plush carpeting, a striking gas fireplace that serves as a focal point and upgraded light fixtures that add an elegant glow throughout the space. Designed with style and functionality, the open-concept layout flows effortlessly into the heart of the home—the kitchen. Here, you’ll find bold black and white quartz countertops (2025), a subway tile backsplash (2025), sleek stainless steel appliances, a new black farmhouse sink, and a spacious eat-up island ideal for casual meals or entertaining. A 2pc powder room, main floor laundry with storage, and a versatile front office complete the main level. Upstairs, three generously sized bedrooms provide comfort and privacy, all featuring fresh new carpet. The spacious primary suite offers a peaceful retreat with a walk-in closet and a stylishly updated ensuite featuring a modern sliding barn door, double sinks, a jetted soaker tub and cohesive finishes that carry throughout the home. The fully developed basement expands your living space with a large, open recreation area—perfect for movie nights, playtime, or guests. A fourth bedroom and full 4pc bathroom (with dual access to both the bedroom and living area) add functionality and flexibility. At the same time, extra storage ensures everything has its place—step outside to enjoy summer evenings on the back deck complete with a gas BBQ hookup. The fully fenced yard backs

onto green space with no neighbours directly behind and offers easy access to nearby walking trails through the gated fence—ideal for outdoor enthusiasts and families alike. Additional highlights include NEW SHINGLES (2023), FRESH PAINT (2024), Central A/C, a double-car driveway, a heated attached garage, and an unbeatable location close to schools, parks, and all Timberlea amenities. If you’re seeking a home that blends modern design with practical living in a family-friendly neighbourhood—this is the one. Schedule your private tour today!