

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

MLS® #A2222290

\$459,900

5 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.12 Acres

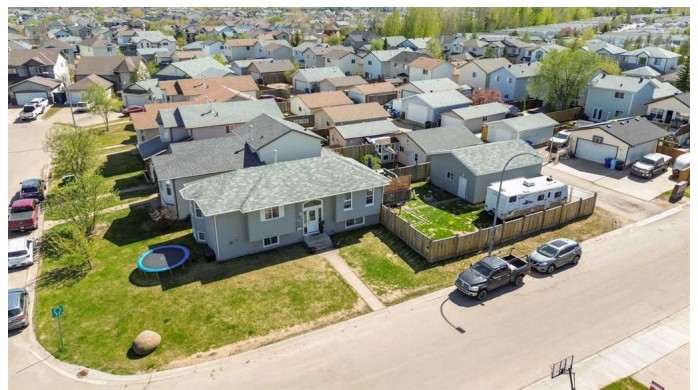
Timberlea, Fort McMurray, Alberta

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	2
Zoning	R1S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.