



GRASSROOTS
REALTY GROUP

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329 Archibald Close
Fort McMurray, Alberta

MLS # A2349588



\$590,000

Division:	Timberlea		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,931 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: Curtains negotiable, Shed, Garage heater, Basement: Washer and Dryer, Bed, Dressers, Kitchen table, couches, Fridge, Cabinets, Mini freezer. House key x3, Mail key.

Welcome to 329 Archibald Close, a spacious home offering four bedrooms, a bonus room, a fully developed separate entry basement with a kitchenette and an attached heated double garage. Located directly across from the school in a family-friendly neighbourhood with wonderful neighbours, this inviting property combines a functional layout, a fully fenced backyard and plenty of room for a growing family. A concrete driveway provides parking for two vehicles and leads to the attached double garage. Inside, tile flooring begins in the front entry, while hardwood extends through the open-concept living room. Crown moulding adds a classic finishing detail, and the gas fireplace with stone veneer creates a warm focal point for the main living space. The kitchen offers oak cabinetry, plenty of counter space, stainless steel appliances and a pantry for additional storage. The open design keeps the kitchen connected to the dining and living areas, creating a comfortable setting for everyday family life and entertaining. A two-piece bathroom and main-floor laundry room are conveniently located near the garage entrance. Upstairs, a bright bonus room with a high ceiling provides valuable additional living space. Hardwood flooring and an electric fireplace create an inviting atmosphere, while a heat pump installed in 2018 provides supplemental heating and cooling for year-round comfort. Three bedrooms are also located upstairs, including a spacious primary bedroom with a long wall closet and private ensuite featuring a two-person jetted tub and separate shower. The secondary bedrooms are finished with carpet, and two include ceiling fans for added comfort. The fully developed separate entry basement extends the living space with a kitchenette, fourth bedroom, three-piece bathroom and separate laundry facilities, creating a flexible area for older children, guests or extended family.

to stay long term if needed. Outside, the fully fenced backyard features a large two-tiered deck completed in 2019, providing plenty of room for outdoor dining, barbecues and relaxation. An included shed offers convenient storage for seasonal items and yard equipment. Additional features include central air conditioning, central vacuum, a heated garage and a hot water tank replaced in 2018. With its four-bedroom layout, bonus room, developed basement and excellent location across from the school, 329 Archibald Close offers the space and versatility today's families are looking for.