

\$489,000 - 135 Peyton Way, Fort McMurray

MLS® #A2197688

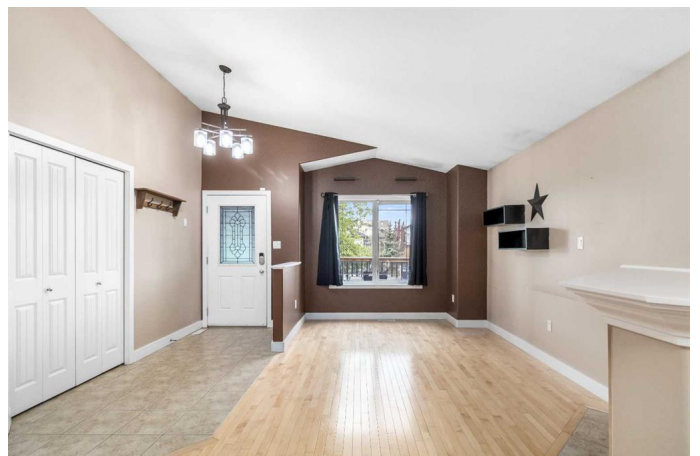
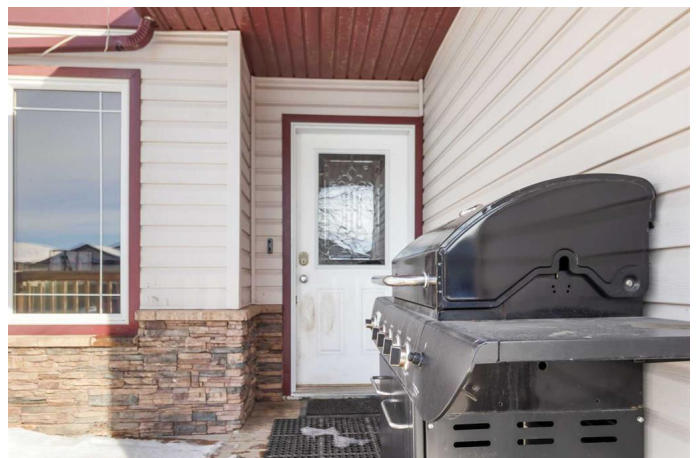
\$489,000

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

WELCOME TO 135 PEYTON WAY! A BEAUTIFUL BUNGLOW, OFFERING A WARM AND INVITING INTERIOR, MIXED WITH A SPACIOUS OPEN CONCEPT LIVING SPACE WITH VAULTED CEILINGS. The living space will impress you as it is over 2600 sq ft in total with 4 bedrooms plus den and 3 full bathrooms, and if you are a gym enthusiast, this home will be the perfect fit as the seller is willing to include all the gym equipment with the home. As you step inside the spacious foyer, you are greeted by a large front great room with hardwood floors, gas fireplace, large windows, and vaulted ceilings, making this space bright and airy. The kitchen features lots of cabinets, recently upgraded appliances, wrap-around island, and eat-up breakfast bar. Off the kitchen, you have a dining room that overlooks your fully fenced and landscaped yard and large rear deck and HOT TUB. This level continues with the main floor laundry room, 3 great sized bedrooms, and 2 full bathrooms. The Primary bedroom offers a walk-in closet and full ensuite featuring a jetted tub. The fully finished lower level is completed with updated vinyl plank floors, and generous-sized bedroom, a den/office, and a full bathroom. The large family room has been transformed into a gym, to which the seller said it was so convenient for coming home from work and be able to complete workouts in the comfort of your own space. If the gym is not your thing, this space also makes the perfect family



room and games room, and the seller will have gym equipment removed. The exterior of the home offers an attached heated double garage with high ceilings, an extra wide driveway with room for RV Parking, In addition a great size yard. All these features plus central a/c and you have a fantastic location as you are situated in Central Timberlea in a walking distance to schools of all levels K-12, and next to parks and walking trails and convenient to shopping. Call today or text for your personal tour.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197688 |
| Price | \$489,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,409 |
| Acres | 0.12 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 135 Peyton Way |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0E5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Heated |

| | |
|--------------|-------------------|
| | Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 2nd, 2025 |
| Days on Market | 113 |
| Zoning | R1 |

Listing Details

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

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