# \$498,888 - 135 Peyton Way, Fort McMurray

MLS® #A2197688

#### \$498,888

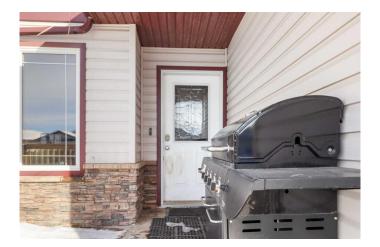
4 Bedroom, 3.00 Bathroom, 1,409 sqft Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

WELCOME TO 135 PEYTON WAY! A BEAUTIFUL BUNGLOW, OFFERING A WARM AND INVITING INTERIOR, MIXED WITH AÂ SPACIOUSÂ OPEN CONCEPT LIVING SPACEÂ 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, Â 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 walking distance to schools of all levels K-12, and next to parks and walking trails and convenient to shopping. Â Call today or text for your personal tour.

Built in 2007

#### **Essential Information**

MLS® # A2197688 Price \$498.888

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, Garage Door Opener, Heated Garage,

Driveway, Insulated

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Sump Pump(s),

Walk-In Closet(s), Breakfast Bar, Vinyl Windows, Jetted Tub

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Refrigerator, Window Coverings, Gas Stove, Microwave

Hood Fan

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 Landscaped, Lawn, Back Yard, Fruit Trees/Shrub(s), Front Yard,

Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 58
Zoning R1

### **Listing Details**

Listing Office COLDWELL BANKER UNITED

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