

# \$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 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	\$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	69
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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