



THE
A-TEAM

**RE/MAX
FIRST**

130 PEYTON Way, Fort McMurray T9K 0E6

MLS® #: **A2125997**

Area: **Timberlea**

Listing Date: **04/26/24**

List Price: **\$552,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,401

Low Sqft:

Lot Sz Ar:

5,160 sqft

Ttl Sqft:

1,401

Lot Shape:

DOM

23

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Private,See Remarks

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony,BBQ gas line,Built-in Barbecue,Covered
Courtyard,Fire Pit,Lighting**

Construction:

Mixed

Flooring:

Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Jetted Tub,Kitchen Island,See Remarks,Wet Bar,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`9" x 10`9"
Living Room	Main	12`3" x 27`2"
Bedroom	Main	8`10" x 12`3"
4pc Bathroom	Main	4`11" x 8`6"
Laundry	Main	11`1" x 4`11"
Kitchenette	Basement	6`9" x 7`11"
Bedroom	Basement	14`7" x 14`1"

Room	Level	Dimensions
Dining Room	Main	14`3" x 8`3"
Bedroom - Primary	Main	11`1" x 14`8"
Bedroom	Main	9`0" x 12`4"
4pc Ensuite bath	Main	8`7" x 4`10"
5pc Bathroom	Basement	6`3" x 14`6"
Bedroom	Basement	12`0" x 11`6"
Family Room	Basement	15`10" x 20`7"

Storage	Basement	5`5" x 9`7"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	0621383		Remarks
Pub Rmks:	Looking for a cozy and welcoming home that's perfect for you and your family? You might want to check out 130 Peyton Way! This lovely property is well-maintained and has a low-maintenance backyard that's just perfect for entertaining and relaxing in your own little paradise. As you step inside, you'll be greeted by a large front entrance that leads you to an open-concept living room, kitchen, and dining room that are perfect for hosting gatherings and spending quality time with loved ones. The kitchen is equipped with stainless steel appliances, a breakfast island, tons of countertop space, and custom cabinets that provide ample storage. The living room is cozy and inviting and has a gas fireplace that's perfect for snuggling up in front of to watch TV or read a book. The master bedroom has a walk-in closet and a lovely 4-piece master ensuite, while the other two spacious bedrooms share a full bathroom. The basement is a real treat for family gatherings, with an amazing family room that's spacious enough to accommodate a theatre system and seating. The basement also features another cozy gas fireplace that's perfect for family movie nights, a wet bar with a built-in bar fridge and counter, and two big bedrooms with a full bathroom with a beautifully tiled deep soaker tub. But wait, there's more! The backyard is one of the best features of this home, and it's truly stunning! It's fully fenced, has a shed, and a massive deck that features three different sections. One section is perfect for BBQ and dining, the second is a patio seating area with built-in storage and a pergola where you can relax and unwind around that fireplace, and the third section is a wood fire pit area in the back corner where you can enjoy stargazing at night. There's even a little patch of grass for your furry friend to play on! Other beautiful features of the yard include kwik-curb flower and tree beds, central air conditioning, and a well-cared yard and home. This home is truly move-in ready and is located in a family-friendly neighbourhood that's within walking distance to schools, parks and walking trails! So why wait? Call now to schedule a viewing and see for yourself what this wonderful home has to offer!		
Inclusions:	Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, AC Unit, Garage Heater, All Existing Window Coverings, Shed, Bar Fridge in Basement, Plug In Electric Fireplace in Basement, Firepit, Lights on Fence, Storage Unit on Deck, TV Mount in Master Bedroom		
Property Listed By:	ROYAL LEPAGE BENCHMARK		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









