



THE
A-TEAM

**RE/MAX
FIRST**

155 PETERSON Lane, Fort McMurray T9K 0B1

MLS®#: **A2166056**

Area: **Timberlea**

Listing Date: **09/15/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,602**
Low Sqft:
Ttl Sqft: **1,602**

Lot Information

Lot Sz Ar: **6,139 sqft**
Lot Shape:

DOM

4
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,No Neighbours Behind,Landscaped,Views Boat,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,RV Access/Parking,RV Gated**
Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`6"	5pc Ensuite bath	Main	5`1" x 10`1"
Bedroom	Main	11`2" x 11`0"	Bedroom	Main	11`2" x 12`7"
Dining Room	Main	11`9" x 16`0"	Kitchen	Main	11`9" x 15`2"
Living Room	Main	12`11" x 17`10"	Bedroom - Primary	Main	15`2" x 13`8"
3pc Ensuite bath	Basement	8`0" x 4`6"	4pc Bathroom	Basement	10`9" x 4`8"
Bedroom	Basement	10`9" x 12`0"	Bedroom	Basement	10`9" x 13`5"
Family Room	Basement	12`6" x 21`1"	Kitchen	Basement	11`11" x 10`11"

Bedroom	Main	10`11" x 10`5"	Furnace/Utility Room	Basement	10`9" x 8`4"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **0525569**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to Your Dream Home! Spacious 6-Bedroom Bi-Level with LEGAL Suite, Green Space Views & RV Parking Discover this SPACIOUS and VERSATILE 6-bedroom, 4-bathroom detached bi-level home, boasting 1,602 sq ft of Beautifully Designed living space. Whether you're a growing family or a savvy investor, this property offers exceptional flexibility and value. Step into a stunning ambiance, where a warm, inviting fireplace creates a cozy atmosphere. The main level features laminate flooring, with all bedrooms generously sized to provide comfort and space for everyone. The HUGE primary bedroom comes with a walk-in closet and a luxurious ensuite bath featuring a jetted tub, offering the perfect place to unwind. For added convenience, there's laundry on each level of the home. Downstairs, the MASSIVE LEGAL 2-bedroom basement suite boasts elegant bamboo flooring and offers excellent rental potential. One of the bedrooms in the suite has its own attached full bath, while there is also a common bath for added convenience. An office space can easily be converted into a 6th bedroom or flex room, offering even more adaptability to suit your lifestyle. The bright WHITE kitchen is designed for both style and function, offering ample cabinetry and a chic peninsula island—ideal for meal prep and hosting. Step outside to your expansive backyard, which backs onto green space, providing both privacy and a serene natural backdrop. Enjoy the large rear deck for barbecues and relaxation, and take advantage of the gated RV parking in the fully fenced backyard, a rare and valuable feature! Located in a peaceful cul-de-sac, this home is within walking distance to Stonecreek Village, as well as nearby trails, shopping, schools, and public transit—making life easy and convenient. Additional highlights include a HEATED DOUBLE ATTACHED GARAGE and a wide driveway offering ample parking.**

Inclusions: **FRIDGE X 2, STOVE X 2, DISHWASHER X 1, WASHER/DRYER X 2, ALL WINDOW COVERINGS, IF EXISTING, HEATER IN GARAGE, GARAGE DOOR OPENER**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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









