



THE
A-TEAM

**RE/MAX
FIRST**

167 PETERSON Lane, Fort McMurray T9K0B1

MLS®#: **A2168225** Area: **Timberlea** Listing Date: **09/30/24** List Price: **\$769,900**
 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**
Lot Information
 Lot Sz Ar: **5,152 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,844**
 Low Sqft:
 Ttl Sqft: **1,844**

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **Modified Bi-Level**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Gazebo,Greenbelt,Landscaped,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco**
 Flooring: **Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`10" x 13`9"
Kitchen	Main	14`8" x 15`3"
4pc Bathroom	Main	8`4" x 5`0"
Bedroom	Main	10`4" x 14`1"
Bedroom - Primary	Upper	11`4" x 19`5"
Game Room	Lower	10`9" x 26`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`11" x 10`5"
Family Room	Main	10`7" x 16`11"
Bedroom	Main	9`11" x 12`7"
4pc Ensuite bath	Main	5`0" x 8`3"
3pc Ensuite bath	Upper	6`2" x 11`7"
Den	Lower	9`9" x 12`9"

Bedroom
3pc Bathroom

Lower
Lower

10`0" x 12`9"
4`10" x 7`6"

Bedroom
Laundry
Legal/Tax/Financial

Lower
Lower

9`8" x 12`8"
11`3" x 10`6"

Title:
Fee Simple
Legal Desc:

0525569

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 167 Peterson Lane, a beautifully renovated and spacious oversized modified bi-level home, located on a serene cul-de-sac and backing onto a peaceful greenbelt. This impressive property has undergone an over \$150,000.00 in renovations. 3,100+ sq.ft of modern living space from top to bottom! As you enter, you're greeted by vaulted ceilings and a striking new glass railing & custom built bench. The home features sleek laminate flooring throughout, including elegant stair nosing on the extra wide staircases. The heart of the home is the gorgeous two-tone kitchen, complete with quartz countertops, timeless white subway tile backsplash, and undermount lighting. Stainless steel appliances, including a gas range with a double oven and pot filler, built-in microwave, and farmhouse sink, add a touch of luxury. The kitchen offers ample cabinet storage, a custom-built pantry with lighting, pullout garbage, and stylish open shelving, perfect for the chef in your family. The main floor is designed for both relaxation and entertainment, with a formal living room and dining area, along with a cozy back living room featuring a natural gas fireplace. Step outside onto the large rear deck, partly covered by a gazebo, where you can enjoy the private greenbelt views, tend to the garden beds, & the sunsets! This home boasts two main-floor bedrooms + 2 fully renovated 4-piece bathrooms. One of these bathrooms is located as a secondary primary of the home. The master suite, located above the garage, is a true retreat with double French doors, a stylish feature wall, and custom his-and-her lighting. The ensuite is a masterpiece! Amazing pretty in pink featuring in-floor heating, a rainfall shower, ample counter space, and abundant natural light. The lower level is equally impressive, offering a family room with a wet bar, complete with a beverage and wine fridge, a gym/den, and two additional bedrooms. The laundry room is a standout feature, with a farmhouse sink, butcher block countertops, an abundance of storage, drying racks, in-floor heating, and an additional pantry. For added convenience, there's under-the-stair storage and a second laundry setup in the utility room. Additional upgrades include brand new shingles (Sept. 2024), new hot water tank, and a furnace both replaced in 2022. This home offers the perfect blend of luxury, functionality, and modern design, all in a peaceful and private location. Don't miss the chance to make this stunning property your new home!

Inclusions: **Window Coverings, Fridge, Gas Range, Built-in microwave, Dishwasher, TV Mounting bracket living room, Washer, Dryer, + stackable Washer & Dryer, Wine Fridge, Beverage fridge, TV mounting bracket in the basement, Central vac + attachments, Garage overhead opener, garage heater, Gazebo.**

Property Listed By:

COLDWELL BANKER UNITED

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











