



THE
A-TEAM

**RE/MAX
FIRST**

167 PETERSON Lane, Fort McMurray T9K0B1

MLS®#: **A2168225**

Area: **Timberlea**

Listing Date: **09/30/24**

List Price: **\$750,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 17-Oct**

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

112
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











