



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 PEYTON Way, Fort McMurray T9K 0E5**

MLS®#: **A2197688**

Area: **Timberlea**

Listing Date: **03/02/25**

List Price: **\$498,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **5,076 sqft**  
Lot Shape: **13.68 x 34.86**

Finished Floor Area

Abv Sqft: **1,409**  
Low Sqft:  
Ttl Sqft: **1,409**

DOM

**48**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Jetted Tub,Kitchen Island,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Basement</b>		<b>Bedroom - Primary</b>	<b>Main</b>	<b>36`4" x 48`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>28`9" x 40`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>29`3" x 40`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>43`9" x 38`3"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R1**

**0621383**

Remarks

Pub Rmks:

**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 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.**

Inclusions:

**Fridge, stove, dishwasher, over the range microwave, washer, dryer, all window coverings, central a/c, garage heater, all gym equipment in the basement, hot tub, central vac as is where is**

Property Listed By:

**COLDWELL BANKER UNITED**

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





















