



THE
A-TEAM

**RE/MAX
FIRST**

127 PEW Lane, Fort McMurray T9K 0A8

MLS® #: **A223275**

Area: **Timberlea**

Listing Date: **05/26/25**

List Price: **\$860,000**

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: **8,290 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,785**
Low Sqft:
Ttl Sqft: **2,785**

DOM

23
Layout
Beds: **7 (5 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Fruit Trees/Shrub(s),Interior Lot,Landscaped,Lawn,Pie Shaped Lot**
Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Interlocking Driveway,Parking Pad,RV Access/Parking,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction:
Stucco
Flooring:
Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 10`1"
Breakfast Nook	Main	10`6" x 18`2"
Family Room	Main	19`2" x 14`0"
Kitchen	Main	15`9" x 14`2"
Sunroom/Solarium	Main	14`11" x 11`7"
5pc Ensuite bath	Second	14`5" x 14`4"

Room	Level	Dimensions
Bedroom	Main	9`11" x 12`6"
Dining Room	Main	13`0" x 11`2"
Foyer	Main	9`10" x 6`2"
Living Room	Main	11`0" x 12`11"
4pc Bathroom	Second	9`6" x 5`1"
Bedroom	Second	11`2" x 12`7"

Bedroom
Bedroom - Primary
4pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Second
Second
Basement
Basement
Basement
Basement

11`2" x 12`7"
15`11" x 14`3"
9`6" x 5`1"
10`5" x 11`9"
16`8" x 13`4"
4`8" x 3`9"

Bedroom
Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Second
Second
Basement
Basement
Basement

11`2" x 11`1"
5`10" x 10`2"
13`8" x 10`1"
19`8" x 13`4"
18`0" x 15`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0525595

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 127 Pew Lane — This extraordinary 2,785 sq/ft custom-built residence stands as a testament to craftsmanship, quality, and thoughtful design. Meticulously constructed with a reinforced concrete foundation that extends through the main floor—complete with in-floor heating throughout the main and lower levels including the garage and sunroom—this one-of-a-kind home offers enduring comfort and efficiency. With seven bedrooms, four full bathrooms, and a flexible layout designed to accommodate multi-generational living or large families, this home provides both space and elegance in equal measure. Set on a generous pie-shaped lot at the end of a quiet cul-de-sac, the home is ideally located near trails, restaurants, shopping, and schools. The exterior makes a strong first impression with stucco siding, interlocking brick driveway, triple-pane windows, and meticulous landscaping. RV parking is available along the side of the property, while the oversized 24x26 heated garage features floor drains, hot and cold taps, and 220v service. Inside, a soaring 18-foot foyer welcomes you with rich vertical mahogany hardwood flooring and a stunning central staircase. The formal living and dining rooms are generously sized, ideal for elegant entertaining. In the heart of the home, the kitchen impresses with maple cabinetry, granite countertops, stainless steel appliances, a centre island, and walk-in pantry—offering both beauty and functionality. Adjacent is a warm and inviting breakfast nook that flows into a cozy family room, complete with a gas fireplace and custom built-ins. Step into the fully heated four-season sunroom, a rare luxury that brings year-round enjoyment and overlooks the landscaped yard. The main level also features a full bathroom, a large guest bedroom, and a dedicated laundry area—ideal for guests or single-level living needs. Upstairs, hardwood continues throughout, with four spacious bedrooms including a luxurious primary suite boasting a deep soaker tub, walk-in shower, dual vanities, and private water closet. All secondary bedrooms include built-in window benches and closet organizers for additional comfort and convenience. The fully finished basement offers exceptional versatility with tile flooring, a second full kitchen, a generous living/recreation area, two more bedrooms, and another full bathroom. Whether used for extended family, guests, or even future rental potential, the lower level is as functional as it is inviting. Further highlights include: in-floor heating zones with individual thermostats for every room, a backup battery for the sump pump, flameless hot water tank, extra laundry hookups in the basement, water softener, in-ground sprinklers, and pre-wiring for surround sound. Truly a rare offering, this home was built to last with features seldom found in today's market. The quality of construction and level of detail will be immediately evident to the discerning buyer. Schedule your private showing today.

Inclusions:
Property Listed By:

FRIDGE X2, STOVE X2, MICROWAVE X2, DISHWASHER X2, SECURITY EQUIPMENT.
The Agency North Central Alberta

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









