



THE
A-TEAM

**RE/MAX
FIRST**

155 PEW Lane, Fort McMurray T9K 0A8

MLS®#: **A2231359**

Area: **Timberlea**

Listing Date: **06/15/25**

List Price: **\$724,900**

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: **6,222 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,309**
Low Sqft:
Ttl Sqft: **2,309**

DOM

2
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Level,Rectangular Lot,Street Lighting**
Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Bar,Built-in Features,Central Vacuum,Granite Counters,Jetted Tub,No Smoking Home,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`6"	Breakfast Nook	Main	13`8" x 12`0"
Dining Room	Main	17`4" x 10`5"	Foyer	Main	11`0" x 9`11"
Kitchen	Main	14`6" x 12`10"	Laundry	Main	10`2" x 9`6"
Living Room	Main	18`5" x 13`9"	4pc Bathroom	Upper	6`11" x 10`9"
5pc Ensuite bath	Upper	12`7" x 8`11"	Bedroom	Upper	10`5" x 14`4"
Bedroom	Upper	10`4" x 14`4"	Bedroom - Primary	Upper	18`2" x 16`4"
Walk-In Closet	Upper	7`3" x 6`11"	4pc Bathroom	Basement	8`10" x 6`1"

**Bedroom
Game Room**

**Basement
Basement**

**15`9" x 11`9"
20`5" x 18`3"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**13`8" x 9`2"
9`0" x 9`4"**

Title:
Fee Simple
Legal Desc:

0525595

Zoning:
R1

Remarks

Pub Rmks:

Meticulously maintained, fully developed, a backyard oasis in a family friendly neighbourhood close to walking trails and amenities - Welcome to 155 Pew Lane!! As soon as you enter, you'll feel right at home from the vaulted ceiling foyer to the large bedrooms and extra windows throughout to bring in natural light. With 5 bedrooms, 4 bath (3 full/1 half), in floor heat, extra long and wide exposed aggregate driveway with RV capabilities, a dining room and breakfast nook, laundry room with sink and cabinetry, bar in the basement rec room - this is a home you can grow into. In addition from the cosmetic maintenance and upgrades, this home has been well maintained functionally which includes: new A/C (2024), new Hot Water Tank (2023), new garage door (2023) and stainless steel appliances (2-4 years old). with a semi open concept in the main living space, the kitchen features Quartz countertops, corner pantry, and stainless steel appliances which includes a gas stove and built-in microwave. Head upstairs and you'll be pleased to find a large master with walk-in closet, and 5 piece ensuite bathroom complete with glass enclosed stand up shower and a corner jetted tub. You'll be impressed the size of the two additional bedrooms, which share a full 4 pc bathroom. You will feel the warmth of in floor heat in the basement and instantly feel cozy with bar setup in the recreational room and 2 bedrooms with high ceilings, separate entrance, and storage spaces. In the warmer months, you will want to live in this backyard! A winner of Communities in Bloom, this backyard oasis has a built in water fountain, outdoor 8' foot fireplace with a bench seating area, gazebo to keep bugs away, a deck with natural bbq hook up and a manicured landscaping from front to back! The location doesn't get better than this: steps from walking and biking trails that connect to neighbouring communities of North Parsons, Stonecreek and Eagle Ridge, walking distance to the amenities of Stonecreek Plaza, bus stops, schools and more! This beautiful family home awaits - call to book a showing today!

Inclusions:

Refrigerator, Stove, Dishwasher, OTR Microwave, Central Air, All Existing Window Coverings, Garage built in Cabinets, Gazebo, 8' Fireplace in Yard, BBQ, Wagon in front yard, all existing TV Mounts, curtain rods and drapes, stone bench in yard

Property Listed By:

EXP REALTY

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











