



GRASSROOTS
REALTY GROUP

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119 Peyton Way
Fort McMurray, Alberta

MLS # A2246077



\$469,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,399 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Wet Bar		

Inclusions: Front Entrance Closet

Welcome to this beautifully maintained bungalow offering thoughtful design and exceptional living space. Step into the heart of the home, a stunning open-concept living room that flows seamlessly into the expansive kitchen, complete with double-sided peninsulas, abundant cabinetry, ample counter space, and extra storage for everything you need. The kitchen opens into a bright and welcoming dining area, where patio doors lead to a landscaped backyard oasis featuring updated patio stones, a deck, and charming touches of outdoor style. Perfect for entertaining or relaxing. The main floor features three generous bedrooms and two full bathrooms, including a 3-piece en-suite off the primary bedroom. The home also includes a mudroom/laundry combo with direct access to the garage, keeping daily life organized and efficient. Downstairs, the updated lower level impresses with a fourth bedroom with a walk-in closet, a full bathroom, new flooring, and a flexible layout featuring a family room, wet bar, and a versatile office/flex space ideal for work or hobbies. Storage is plentiful throughout the home, and the double-attached garage is plumbed for future heat and has been Upgraded with Granite Stone Floor coating, perfect for garage enthusiasts. Additional highlights include: Gas fireplace on the main floor and beautiful, neutral tones throughout. Filled with thoughtful cosmetic details inside and out. This home offers the perfect blend of comfort, space, and style, ready to welcome its next owners.