



GRASSROOTS
REALTY GROUP

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135 Peyton Way
Fort McMurray, Alberta

MLS # A2252490



\$479,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: all gym equipment in the basement, hot tub, central vac(as is), sauna,

Welcome to 135 Peyton Way, located in the heart of Timberlea — one of Fort McMurray's most sought-after family neighborhoods! This spacious 4-bedroom home offers a heated attached garage and central A/C, making it ideal for year-round comfort. Step inside to an inviting open-concept main floor featuring a cozy gas fireplace in the living room, a stylish dining area, and a modern kitchen complete with updated appliances—perfect for entertaining or everyday living. Upstairs, you'll find three generous bedrooms, including a primary suite with a private ensuite, and the added convenience of a laundry room just off the garage entry. The fully developed basement boasts a massive rec room, a fourth bedroom, and a den currently set up with a sauna—ideal for relaxing after a long day. Enjoy your own private backyard retreat with a deck and hot tub, great for family gatherings or quiet evenings outdoors. This Timberlea home is truly move-in ready and checks all the boxes—don't miss your opportunity to call it yours. Book your showing today!