



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**179 Peterson Lane
Fort McMurray, Alberta**

MLS # A2269003



\$739,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,315 sq.ft.	Age:	2006 (20 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 Fridges, 2 Stoves, Dishwashers, 2 Microwaves, Washer, Dryer, Central A/C

A True Showstopper, Designed With Care And Maintained With Pride. 7-Bedroom Home With Separate Entrance and Full Kitchen in the Basement with 5246.56 sqft of living space In Timberlea! This One-Of-A-Kind Modified Bi-Level Sits Proudly On A Corner Cul-De-Sac Lot, Offering Exceptional Curb Appeal. From The Stucco Siding To The Custom Windows And Custom Chandeliers, Every Detail Reflects Quality And Elegance. Step Through The Grand Door Entrance Into A Bright, Sun-Filled Living Room With Custom Drapes, A Gas Fireplace With Tile Surround, And An Open Flow To The Dining Area With Deck Access. The Chef's Kitchen Features Rich Custom Cabinetry, A Pantry, A Coffee Nook, And A Built-In Office Space For Added Functionality. A Half Bath Serves Guests, While The Main-Floor Primary Bedroom Combines Comfort And Luxury With A Walk-In Closet, Jetted Tub, And Stand-Up Shower. An Additional Bedroom On The Main Floor Adds Flexibility. Upstairs Offers A Spacious Family Room, Two More Large Bedrooms, And A Sunroom That Fills The Home With Natural Light. The Oversized Double Attached Garage Provides Ample Parking And Storage Space. The Basement Is Equally Impressive, Featuring A Large Open Living Area/Bedroom That Can Be Used By The Main Home, Plus A Separate Illegal Suite With Its Own Entrance, Full Kitchen, Large Living Room, Two Bedrooms, And Full Bath—Ideal For Rental Income Or Extended Family. This Home Stands Apart For Its Craftsmanship, Custom Finishes, And Timeless Design. Located Close To Stonecreek Village, Schools, Bus Stops, And All Amenities.