



**GRASSROOTS**  
REALTY GROUP

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

**130 Peyton Way**  
**Fort McMurray, Alberta**

**MLS # A2125997**



**\$552,500**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Wet Bar, Wired for Sound		

**Inclusions:** Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, AC Unit, Garage Heater, All Existing Window Coverings, Shed, Bar Fridge in Basement, Plug In Electric Fireplace in Basement, Firepit, Lights on Fence, Storage Unit on Deck, TV Mount in Master Bedroom

Looking for a cozy and welcoming home that's perfect for you and your family? You might want to check out 130 Peyton Way! This lovely property is well-maintained and has a low-maintenance backyard that's just perfect for entertaining and relaxing in your own little paradise. As you step inside, you'll be greeted by a large front entrance that leads you to an open-concept living room, kitchen, and dining room that are perfect for hosting gatherings and spending quality time with loved ones. The kitchen is equipped with stainless steel appliances, a breakfast island, tons of countertop space, and custom cabinets that provide ample storage. The living room is cozy and inviting and has a gas fireplace that's perfect for snuggling up in front of to watch TV or read a book. The master bedroom has a walk-in closet and a lovely 4-piece master ensuite, while the other two spacious bedrooms share a full bathroom. The basement is a real treat for family gatherings, with an amazing family room that's spacious enough to accommodate a theatre system and seating. The basement also features another cozy gas fireplace that's perfect for family movie nights, a wet bar with a built-in bar fridge and counter, and two big bedrooms with a full bathroom with a beautifully tiled deep soaker tub. But wait, there's more! The backyard is one of the best features of this home, and it's truly stunning! It's fully fenced, has a shed, and a massive deck that features three different sections. One section is perfect for BBQ and dining, the second is a patio seating area with built-in storage and a pergola where you can relax and unwind around that fireplace, and the third section is a wood fire pit area in the back corner where you can enjoy stargazing at night. There's even a little patch of grass for your furry friend to play on! Other beautiful features of the yard include kwik-curb flower and tree beds, central air

conditioning, and a well-cared yard and home. This home is truly move-in ready and is located in a family-friendly neighbourhood that's within walking distance to schools, parks and walking trails! So why wait? Call now to schedule a viewing and see for yourself what this wonderful home has to offer!