

135 Peyton Way
Fort McMurray, Alberta

MLS # A2197688



\$489,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,409 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, over the range microwave, washer, dryer, all window coverings, central a/c, garage heater, all gym equipment in the basement, hot tub, central vac as is where is

WELCOME TO 135 PEYTON WAY! A BEAUTIFUL BUNGLOW, OFFERING A WARM AND INVITING INTERIOR, MIXED WITH A SPACIOUS OPEN CONCEPT LIVING SPACE WITH VAULTED CEILINGS. The living space will impress you as it is over 2600 sq ft in total with 4 bedrooms plus den and 3 full bathrooms, and if you are a gym enthusiast, this home will be the perfect fit as the seller is willing to include all the gym equipment with the home. As you step inside the spacious foyer, you are greeted by a large front great room with hardwood floors, gas fireplace, large windows, and vaulted ceilings, making this space bright and airy. The kitchen features lots of cabinets, recently upgraded appliances, wrap-around island, and eat-up breakfast bar. Off the kitchen, you have a dining room that overlooks your fully fenced and landscaped yard and large rear deck and HOT TUB. This level continues with the main floor laundry room, 3 great sized bedrooms, and 2 full bathrooms. The Primary bedroom offers a walk-in closet and full ensuite featuring a jetted tub. The fully finished lower level is completed with updated vinyl plank floors, and generous-sized bedroom, a den/office, and a full bathroom. The large family room has been transformed into a gym, to which the seller said it was so convenient for coming home from work and be able to complete workouts in the comfort of your own space. If the gym is not your thing, this space also makes the perfect family room and games room, and the seller will have gym equipment removed. The exterior of the home offers an attached heated double garage with high ceilings, an extra wide driveway with room for RV Parking, In addition a great size yard. All these features plus central a/c and you have a

fantastic location as you are situated in Central Timberlea in walking distance to schools of all levels K-12, and next to parks and walking trails and convenient to shopping. Call today or text for your personal tour.