

# \$465,000 - 119 Peyton Way, Fort McMurray

MLS® #A2246077

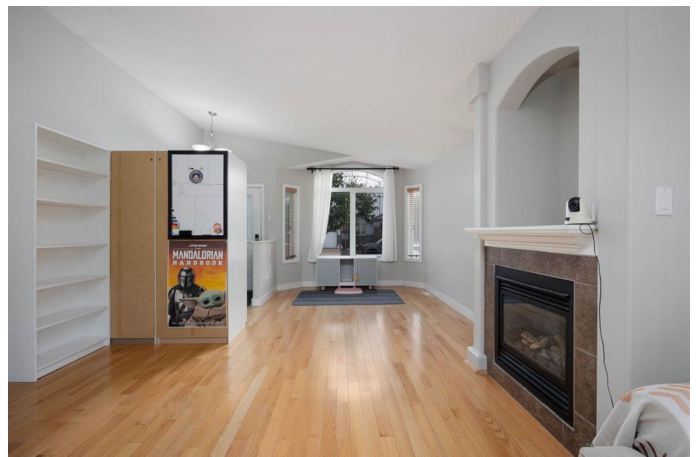
**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246077    |
| Price          | \$465,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,399       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 119 Peyton Way |
| Subdivision | Timberlea      |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K 0E6        |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Wet Bar                      |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                       |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Family Room, Gas, Mantle, Tile |
| Has Basement | Yes                            |
| Basement     | Finished, Full                 |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, Front Yard, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Stone, Vinyl Siding            |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 62               |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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