

# \$469,500 - 135 Peyton Way, Fort McMurray

MLS® #A2241712

**\$469,500**

4 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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!

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241712    |
| Price          | \$469,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,385       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 135 Peyton Way |
| Subdivision | Timberlea      |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K0E5         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Sump Pump(s)                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                   |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

## Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 34              |
| Zoning         | R1              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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