

\$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	22
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.