

# \$469,900 - 119 Peyton Way, Fort McMurray

MLS® #A2246077

**\$469,900**

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	\$469,900
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	1
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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