

155 Peterson Lane
Fort McMurray, Alberta

MLS # A2166056



\$539,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,602 sq.ft.	Age:	2006 (18 yrs old)
Beds:	6	Baths:	4
Garage:	Boat, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE X 2, STOVE X 2, DISHWASHER X 1, WASHER/DRYER X 2, ALL WINDOW COVERINGS, IF EXISTING, HEATER IN GARAGE, GARAGE DOOR OPENER

Welcome to Your Dream Home! Spacious 6-Bedroom Bi-Level with LEGAL Suite, Green Space Views & RV Parking Discover this SPACIOUS and VERSATILE 6-bedroom, 4-bathroom detached bi-level home, boasting 1,602 sq ft of Beautifully Designed living space. Whether you're a growing family or a savvy investor, this property offers exceptional flexibility and value. Step into a stunning ambiance, where a warm, inviting fireplace creates a cozy atmosphere. The main level features laminate flooring, with all bedrooms generously sized to provide comfort and space for everyone. The HUGE primary bedroom comes with a walk-in closet and a luxurious ensuite bath featuring a jetted tub, offering the perfect place to unwind. For added convenience, there's laundry on each level of the home. Downstairs, the MASSIVE LEGAL 2-bedroom basement suite boasts elegant bamboo flooring and offers excellent rental potential. One of the bedrooms in the suite has its own attached full bath, while there is also a common bath for added convenience. An office space can easily be converted into a 6th bedroom or flex room, offering even more adaptability to suit your lifestyle. The bright WHITE kitchen is designed for both style and function, offering ample cabinetry and a chic peninsula island—ideal for meal prep and hosting. Step outside to your expansive backyard, which backs onto green space, providing both privacy and a serene natural backdrop. Enjoy the large rear deck for barbecues and relaxation, and take advantage of the gated RV parking in the fully fenced backyard, a rare and valuable feature! Located in a peaceful cul-de-sac, this home is within walking distance to Stonecreek Village, as well as nearby trails, shopping, schools, and public transit—making life easy and convenient. Additional highlights include a HEATED DOUBLE

ATTACHED GARAGE and a wide driveway offering ample parking.