

171 Peterson Lane  
Fort McMurray, Alberta

MLS # A2289661



## \$670,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed, Garage Heater.

Welcome to 171 Peterson Lane: a beautifully maintained two storey home tucked away on a quiet dead end street known for its stunning custom properties. Located in a highly desirable pocket of Timberlea near Stonecreek Plaza, this home offers convenient access to grocery stores, schools, parks, trails, and everyday amenities, all while enjoying the privacy of backing onto green space in a peaceful neighbourhood setting. With striking red exterior curb appeal and soaring ceilings in the entry, this 2,069 sq ft home makes a lasting first impression. The open concept main level is designed for both everyday living and entertaining, featuring a bright white kitchen with a glass tile backsplash and a large eat up island. Large windows flood the living space with natural light, and a cozy wood burning fireplace anchors the room with warmth and character. Luxury vinyl plank flooring runs throughout the main level, creating a clean and cohesive feel. Brand new luxury vinyl plank flooring installed in 2025 extends throughout the entire upper level, where you will find three spacious bedrooms, including a generous primary suite complete with a large walk in closet and a bright five piece ensuite. The ensuite features dual sinks, a jetted tub, separate shower, and a dedicated vanity area for getting ready. Custom blinds have been installed throughout the home, including blackout blinds in the bedrooms. The fully developed basement offers high ceilings, in floor heating, a fourth bedroom, full bathroom, and a large family or recreation room with updated flooring, providing excellent additional living space for family or guests. Major upgrades completed since 2021 include a new hot water on demand system, custom window coverings throughout, updated light fixtures, and an electric heater installed in the garage. The backyard is fully fenced and backs directly onto green space, offering added

privacy and a peaceful backdrop. 171 Peterson Lane combines location, space, and thoughtful upgrades in one of Fort McMurray's most sought after neighbourhoods. Schedule your private showing today and experience the comfort and convenience this home has to offer.