

# **\$739,000 - 179 Peterson Lane, Fort McMurray**

MLS® #A2269003

**\$739,000**

7 Bedroom, 4.00 Bathroom, 2,315 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

A True Showstopper, Designed With Care And Maintained With Pride. 7-Bedroom Home With Illegal Suite ( Realtor.ca Term) with 5246.56 sqft of living space In Timberlea!

This One-Of-A-Kind Modified Bi-Level Sits Proudly On A Corner Cul-De-Sac Lot, Offering Exceptional Curb Appeal. From The Stucco Siding To The Custom Windows And Custom Chandeliers, Every Detail Reflects Quality And Elegance.

Step Through The Grand Door Entrance Into A Bright, Sun-Filled Living Room With Custom Drapes, A Gas Fireplace With Tile Surround, And An Open Flow To The Dining Area With Deck Access.

The Chef's Kitchen Features Rich Custom Cabinetry, A Pantry, A Coffee Nook, And A Built-In Office Space For Added Functionality. A Half Bath Serves Guests, While The Main-Floor Primary Bedroom Combines Comfort And Luxury With A Walk-In Closet, Jetted Tub, And Stand-Up Shower. An Additional Bedroom On The Main Floor Adds Flexibility.

Upstairs Offers A Spacious Family Room, Two More Large Bedrooms, And A Sunroom That Fills The Home With Natural Light. The Oversized Double Attached Garage Provides Ample Parking And Storage Space.



The Basement Is Equally Impressive,  
Featuring A Large Open Living Area/Bedroom  
That Can Be Used By The Main Home, Plus A  
Separate Illegal Suite With Its Own Entrance,  
Full Kitchen, Large Living Room, Two  
Bedrooms, And Full Bath”Ideal For Rental  
Income Or Extended Family.

This Home Stands Apart For Its  
Craftsmanship, Custom Finishes, And  
Timeless Design. Located Close To  
Stonecreek Village, Schools, Bus Stops, And  
All Amenities.

Built in 2006

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2269003          |
| Price          | \$739,000         |
| Bedrooms       | 7                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,315             |
| Acres          | 0.13              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 179 Peterson Lane |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 0B1           |

**Amenities**

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                      |

## Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub, Master Downstairs |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Full                                                                                                                                                                                                                                               |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Corner Lot, Cul-De-Sac, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                                          |
| Construction      | Concrete, Stucco, Wood Frame                             |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 15                 |
| Zoning         | R1                 |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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