

\$519,900 - 104 Philpott Bay, Fort McMurray

MLS® #A2210105

\$519,900

5 Bedroom, 3.00 Bathroom, 1,061 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

BACKING ONTO THE POND! Welcome to 104 Philpott Bay, perfectly positioned in a quiet cul-de-sac and just a short walk to the shops and amenities of Stoney Creek Village, a popular children's playground and bus stops. This charming home backs onto a beautiful pond, offering peaceful views from both the upper deck and the walk-out basement. Inside, the bright and airy main floor features vaulted ceilings, fresh paint, and brand-new carpet throughout. The spacious eat-in kitchen includes a corner pantry and direct access to the back deck, perfect for enjoying your morning coffee with a view. Seller will give a credit to the Buyer to replace the stove. Conveniently located between the bedrooms is the laundry, along with a 4-piece main bathroom. The primary bedroom boasts vaulted ceilings and its own 3-piece ensuite. The fully developed walk-out basement adds incredible value with a 3-bedroom basement suite, complete with its own kitchen, 4-piece bathroom, separate laundry, and access to a concrete patio and backyard. Additional features include an attached double garage and excellent access to nearby trails, schools, and all that Stoney Creek has to offer. This is a must-see for those seeking space, functionality, and an unbeatable location!

Built in 2005

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2210105 |
| Price | \$519,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,061 |
| Acres | 0.10 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 104 Philpott Bay |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2T8 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete, See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 88 |
| Zoning | R1S |

Listing Details

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

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