

# \$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	76
Zoning	R1S

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.