



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 PHILPOTT Bay, Fort McMurray T9K 2T8**

MLS®#: **A2166960**

Area: **Timberlea**

Listing Date: **09/19/24**

List Price: **\$659,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 14-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **5,667 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,189**  
Low Sqft:  
Ttl Sqft: **2,189**

DOM

**123**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Few Trees,No Neighbours Behind,Street Lighting,Yard Lights,Views**

Park Feat:

**Double Garage Attached,Driveway,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Fire Pit,Lighting,Private Yard,Storage**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`1" x 7`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`8" x 12`5"</b>
<b>Office</b>	<b>Main</b>	<b>11`6" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`7" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`9" x 13`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 15`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 13`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 17`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`10" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 19`2"</b>

Walk-In Closet  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

9`1" x 5`4"  
10`9" x 13`11"  
9`2" x 11`8"

4pc Bathroom  
Game Room

Basement  
Basement

11`0" x 12`5"  
27`3" x 18`6"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R1S

0425749

Remarks

Pub Rmks:

**Welcome to 120 Philpott Bay! Don't miss the chance to own this hidden gem in Timberlea with 4 bedrooms and 3.5 bathrooms in a quiet cul-de-sac with no neighbor behind and amazing view of the park, pond and walking trails. As you walk thru the front door your will be greeted by a high ceiling, hard wood floor and elegant staircase. At the back of the home is an open concept space full of natural light with a living room featuring a gas fireplace with gorgeous brick mantel and double doors with access to the large back deck overlooking the backyard and the stunning views of the surrounding area. The dining room and kitchen features splendid high gloss dark tile flooring, plenty of wooden cabinetry, granite countertop, stainless steel appliances, a pantry, a large island with breakfast bar and a second door to access the deck where is the gas line for your BBQ. Also on the main level is an office room right by the entrance with a large window, a 2-piece bathroom and a laundry room with more storage cabinets and access to the double in-floor heated garage. On the upper floor you will find hardwood floor through the 3 bedrooms, one of which is a large and bright primary with walk-in-closet and a 4-piece ensuite with jetted tub, stand-up shower and water closet. The walk-out basement has in floor heat, a 4th bedroom with walk-in closet and a 4-piece bathroom also with jetted tub and water closet. Enjoy the large family room with corner gas fireplace and double door access to the serene backyard with beautifully maintained landscape, a shed for extra storage, a firepit perfect for entertainment and a hot tub located under the main floor deck for complete relaxation and enjoyment of the surrounding tranquility. The backyard can also be accessed on either side of the home through stairs leading up to the front yard and driveway. Don't wait and call today to schedule a showing!**

Inclusions:  
Property Listed By:

**Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Shed x2, hot tub  
KIC Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**













