



THE
A-TEAM

**RE/MAX
FIRST**

104 PHILPOTT Bay, Fort McMurray T9K 2T8

MLS®#: **A2210105**

Area: **Timberlea**

Listing Date: **04/11/25**

List Price: **\$519,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 26-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2005

Lot Information

Lot Sz Ar:

4,198 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,061

Low Sqft:

Ttl Sqft:

1,061

DOM

90

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Landscaped,Lawn,Street Lighting

Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete,See Remarks

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

High Ceilings,See Remarks,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 8`6"	4pc Bathroom	Main	5`0" x 8`0"
Bedroom	Main	12`0" x 15`0"	Bedroom	Main	11`0" x 11`0"
Kitchen	Main	13`0" x 18`4"	Living Room	Main	16`7" x 18`0"
4pc Bathroom	Basement	5`0" x 10`0"	Bedroom	Basement	11`6" x 11`4"
Bedroom	Basement	14`2" x 13`4"	Kitchen	Basement	12`0" x 10`6"
Laundry	Basement	5`9" x 7`2"	Game Room	Basement	11`0" x 8`3"
Furnace/Utility Room	Basement	5`4" x 7`5"	Bedroom	Basement	11`3" x 11`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0425749

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

**fridge x 2, dishwasher, washer x 2, dryer x2
RE/MAX Connect**

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





