



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104 Philpott Bay
Fort McMurray, Alberta

MLS # A2244922



\$519,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	High Ceilings, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge x 2, dishwasher, washer x 2, dryer x2

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. 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 illegal 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!