



GRASSROOTS
REALTY GROUP

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112 Potts Bay
Fort McMurray, Alberta

MLS # A2251904



\$719,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, See F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Separate Entrance		

Inclusions: N/A

If you're looking for the biggest yard on the block, you can find it at 112 Potts Bay in the established neighbourhood of Timberlea. A rare find, and a stone's throw from great restaurants, bus routes, schools, and the treeline makes this a list topper on any home search. Let's begin with the amazing features of this home. On the main level, there is a tastefully updated formal living room that's anchored by the gas fireplace, leading you directly into the HUGE dining room, where a table for 12 or 20 can easily be accommodated. There are French doors directly off the dining room, taking you to the expansive deck, which has seen improvements in 2025. The updated kitchen is adorned with rich cabinets, newer SS appliances, and added built ins, with a granite-topped island that can seat an additional 3 people. Tucked away behind the kitchen is a bedroom, that can double as a home office, or be re-purposed for a butler's pantry/canning room/craft sanctuary. A two piece powder room and a convenient main floor laundry room that provides a walk through to the double garage complete the main level. Heading upstairs, the sun beams in through huge windows, you'll be impressed with the new carpet in this area and in the bedrooms. The primary suite is truly a place to recharge, with a 4 piece en-suite including a jetted tub and stand alone shower, complemented by a walk in closet. The other two bedrooms on this level are very generously sized, and just when you think you're out of room - the bonus room, over the garage blows you away! This space can be used as a family room, a games room, or OR a SIXTH bedroom (closet space!) if you need it! Let's head down to the WALK OUT BASEMENT, that also has its own entrance and faces the fully fenced (2025) backyard. This level has in-floor heating (new pump system installed in 2025), and yet another recreation

room, the fifth bedroom, a 4 piece bath, a large mechanical room, and two storage rooms. Yet another set of French doors leads you to the lower level patio area, providing direct access to the back yard, fire pit area, and to the pond, park, and greenspace. The double detached garage is ample in size, and has in-floor heating as well. And if it's more workshop or a place to store your toys you're needing, a lot this size can easily accommodate the addition of a detached garage. The central air system was replaced in 2024, and the roof was replaced in 2025. There are so many great characteristics about this property, you'll need to view it yourself to take it all in!