



**GRASSROOTS**  
REALTY GROUP

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**132 Philpott Bay**  
**Fort McMurray, Alberta**

**MLS # A2253585**



**\$499,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Storage, Wet Bar		

**Inclusions:** Fridge , Stove, Dishwasher, OTR microwave, washer , dryer, AC Unit, Garage Furnace,

Philpott Bay is a home that has to be seen. Located on a quiet cul de sac adjacent to Curtis Pond, walking trails, parks and shopping , this neighbourhood alone will captivate you. Entering the home you are greeted by soaring ceilings and two stories of windows in the living room that leave you saying wow. Brand new flooring though out the entire home and freshly painted touch ups leave little for you to do. The upper level has new appliances in the kitchen that features an amazing pantry, eat up counter, large dining area with lots of light, large primary suite with 4 pce ensuite, 2 more large bedrooms and another 4 pce bathroom. In the lower level there is a giant rec room with a wet bar, separate family room with a fireplace, another good size bedroom with a jetted tub ensuite, a good size laundry room with wash tub, 13 x 13 x 3 feet high storage under the main entrance and living room and there is also a rear entrance if you ever wanted to make a separate living quarters. Back yard features a large 12 x 15 deck with a gas hook up. The home is air conditioned and there is a heated double garage for the toys, This home is a must see.