

# \$509,900 - 104 Philpott Bay, Fort McMurray

MLS® #A2244922

**\$509,900**

5 Bedroom, 3.00 Bathroom, 1,061 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

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!

Built in 2005

## Essential Information

MLS® #                      A2244922



|                |             |
|----------------|-------------|
| Price          | \$509,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,061       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 104 Philpott Bay |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 2T8          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s)                            |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full, Exterior Entry, Suite                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                              |

Foundation                    Poured Concrete, See Remarks

**Additional Information**

Date Listed                    July 31st, 2025  
Days on Market                83  
Zoning                            R1S

**Listing Details**

Listing Office                   RE/MAX Connect

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