

\$659,900 - 120 Philpott Bay, Fort McMurray

MLS® #A2166960

\$659,900

4 Bedroom, 4.00 Bathroom, 2,189 sqft
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 120 Philpott Bay! Don't miss the chance to own this hidden gem in Timberlea with 4 bedrooms and 3.5 bathrooms in a quiet cul-de-sac with no neighbor behind and amazing view of the park, pond and walking trails. As you walk thru the front door you will be greeted by a high ceiling, hard wood floor and elegant staircase. At the back of the home is an open concept space full of natural light with a living room featuring a gas fireplace with gorgeous brick mantel and double doors with access to the large back deck overlooking the backyard and the stunning views of the surrounding area. The dining room and kitchen features splendid high gloss dark tile flooring, plenty of wooden cabinetry, granite countertop, stainless steel appliances, a pantry, a large island with breakfast bar and a second door to access the deck where is the gas line for your BBQ. Also on the main level is an office room right by the entrance with a large window, a 2-piece bathroom and a laundry room with more storage cabinets and access to the double in-floor heated garage. On the upper floor you will find hardwood floor through the 3 bedrooms, one of which is a large and bright primary with walk-in-closet and a 4-piece ensuite with jetted tub, stand-up shower and water closet. The walk-out basement has in floor heat, a 4th bedroom with walk-in closet and a 4-piece bathroom also with jetted tub and water closet. Enjoy the large family room with corner gas fireplace and double door



access to the serene backyard with beautifully maintained landscape, a shed for extra storage, a firepit perfect for entertainment and a hot tub located under the main floor deck for complete relaxation and enjoyment of the surrounding tranquility. The backyard can also be accessed on either side of the home through stairs leading up to the front yard and driveway. Don't wait and call today to schedule a showing!

Built in 2005

Essential Information

MLS® #	A2166960
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,189
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	120 Philpott Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Breakfast Bar, Central Vacuum, Jetted Tub, Sump Pump(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Built-In Oven, Electric Cooktop

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full, Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features Balcony, Storage, BBQ gas line, Fire Pit, Lighting, Private Yard

Lot Description Back Yard, Street Lighting, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, No Neighbours Behind, Views, Yard Lights

Roof Asphalt

Construction Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2024

Days on Market 174

Zoning R1S

Listing Details

Listing Office KIC Realty

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