

\$464,900 - 132 Philpott Bay, Fort McMurray

MLS® #A2253585

\$464,900

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

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 brand 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.

Built in 2005

Essential Information

MLS® # A2253585

Price \$464,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	132 Philpott Bay
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2T8

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Jetted Tub, Wet Bar
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
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Lot Description	Back Yard, Street Lighting, Cul-De-Sac, Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	September 3rd, 2025
Days on Market	39
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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