



**GRASSROOTS**

REALTY GROUP

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**104 Potts Bay  
Fort McMurray, Alberta**

**MLS # A2313115**



**\$569,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, See		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 2 fridges (3 yrs), 2 stoves, 2 dishwashers(1yr), 2 microwaves, Washer (2 yrs) & dryer, All window coverings, paint, flooring and tile under stairs, A/C, Garage items: garage door opener and controls, garage heater, BBQ, 2 brand new garage lifter motors, Lawn Mower, Snow Blower, Chop Saw, Tool, Chest, all Camping equipment not on 1st shelf of orange racking, Furnishings and more included ask for the full list.

Welcome to 104 Potts Bay, a beautifully updated bungalow tucked into a quiet cul-de-sac in the heart of Timberlea—one of Fort McMurray’s most sought-after family neighbourhoods. This spacious and well-designed home offers an ideal layout, featuring a bright main floor with two comfortable living rooms and a large open-concept kitchen complete with stainless steel appliances, abundant maple cabinetry, a generous island with breakfast bar, walk-in pantry, and a custom built-in china cabinet. The adjoining dining area is perfect for hosting, while the main level also includes a convenient two-piece powder room. Three well-sized bedrooms including a spacious primary suite with a walk-in closet and a luxurious ensuite featuring a corner jetted tub and separate shower. The fully developed & furnished walk-out basement offers incredible additional living space and flexibility, complete with a separate entrance, in-floor heating, a full kitchen, a large open living and dining area with oversized windows, three additional bedrooms, a full 4-piece bathroom, and a shared laundry area. With an abundance of natural light flowing through both levels, the home feels bright and inviting throughout. This property is being offered fully furnished and includes a wide range of household contents, furnishings, garage items, yard care equipment, and additional accessories—providing exceptional convenience and a true turnkey opportunity for buyers seeking a move-in ready home with added value. New 35 year shingles being installed This property has seen a number of thoughtful updates, including new vinyl plank flooring (upper floor), fresh paint throughout the upper floor, a newer hot water tank (1yr), a newer dishwasher (1yr), as well as newer fridges (3yr) and washer (1yr). The home also features central air conditioning for year-round comfort. Outside,

enjoy the lovely front veranda and tiered deck overlooking the backyard&mdash;both newly painted and ideal for relaxing or entertaining. The double attached garage has also been refreshed with a newly painted floor and staircase, while the front driveway offers ample additional parking. Ideally located in Timberlea just minutes from Stonecreek, Eagle Ridge and all amenities including grocery stores, banking, restaurants, schools, parks, and easy access to Confederation Drive, this home also offers close proximity to over 120 km of scenic Birchwood trails. Combining space, functionality, recent updates, furnishings, and a prime location, this is an exceptional opportunity to own a versatile and truly move-in ready home.