



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

100 Philpott Bay
Fort McMurray, Alberta

MLS # A2325151



\$560,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,448 sq.ft.	Age:	2005 (21 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Of		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYERBASEMENT: WASHER, DRYER, FRIDGE, MICROWAVE, DISHWASHER, RANGE HOOD, MICROWAVE

Welcome to 100 Philpott Bay, a six-bedroom home offering 2,690+ total sq ft on a corner lot at the end of a cul-de-sac in Timberlea, overlooking green space with pond views. Philpott Bay sits in one of Fort McMurray's established family pockets, a short walk from the shops at Stoney Creek Village, a playground, walking trails, and bus stops, so errands and the commute stay easy. As you pull up, the corner lot and open green space set the tone, with the pond, fountain, and walking trail right across the way. Step inside to a spacious foyer, with main floor laundry and access to the heated double car garage on your left. Upstairs, vaulted ceilings and large windows keep the home bright. The living room is anchored by a gas fireplace, and the functional kitchen offers a peninsula, generous upper and lower cabinetry, and newer appliances. The dining room has a walk-in pantry and pond views, and opens to the deck with stairs down to the backyard. On the other side of the main level you'll find three bedrooms. The first has its own upper loft space the kids will love, the second is well sized, and the primary bedroom includes a walk-in closet and full ensuite. A second full bathroom completes this level. Downstairs, a walk-out basement offers its own exterior entry, a second kitchen with new countertops and an exterior-vented range, its own laundry, a comfortable living area with room for a dining set, and three more bedrooms, one with its own full bathroom, plus an additional full bathroom. If you're after a convenient location, open green space and pond views, and a flexible walk-out lower level with its own exterior entry on a corner-lot cul-de-sac, 100 Philpott Bay is worth a look. Six bedrooms, 2,690+ total sq ft. Request a Private Showing Experience.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of ROYAL LEPAGE BENCHMARK. Information is believed to be reliable but not guaranteed.