



# 120 Philpott Bay Fort McMurray Alberta

\$669,900

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 showi...

4pc Bathroom 11.00 Ft x 12.42 Ft

Bedroom 10.75 Ft x 13.92 Ft

Recreational, Games room 27.25 Ft x 18.50 Ft

Furnace 9.17 Ft x 11.67 Ft

2pc Bathroom 5.42 Ft x 5.25 Ft

Dining room 10.50 Ft x 15.08 Ft

Living room 16.17 Ft x 17.00 Ft

Office 11.50 Ft x 11.92 Ft

4pc Bathroom 4.83 Ft x 7.83 Ft

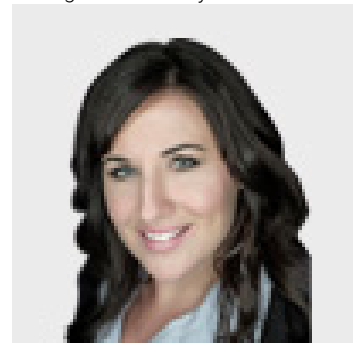
4pc Bathroom 10.58 Ft x 11.50 Ft

Bedroom 10.83 Ft x 11.42 Ft

Bedroom 13.75 Ft x 13.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
KIC Realty



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net

Foyer 10.08 Ft x 7.50 Ft

Kitchen 14.17 Ft x 13.58 Ft

Laundry room 8.67 Ft x 12.42 Ft

Primary Bedroom 14.00 Ft x 19.17 Ft

Other 9.08 Ft x 5.33 Ft