



**185 Oaks Bay
Fort McMurray, Alberta**

MLS # A2236721



\$610,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Landscaped, No Neighbours Be		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Sauna, Skylight(s), Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer Dryer, Window Coverings, Garage Heater, Garage Door Opener and remote, shed, blinds, curtains

Beautiful & Unique Family Home – Designed for Comfort and Functionality! Welcome to this spacious and character-filled home that offers everything your family needs and more. With no carpet throughout—featuring hardwood, ceramic tile, and laminate flooring—this home is both stylish and low-maintenance. The heated double garage provides convenience year-round, while the inviting open-concept main floor is perfect for everyday living and entertaining. Enjoy the vaulted ceiling and wood-burning fireplace in the bright living room, which flows seamlessly into a versatile formal dining room or home office. The kitchen is a chef’s dream, with plenty of cabinetry, a central island with storage and a breakfast overhang, and views of both the dining area and the cozy family room—complete with a second wood-burning fireplace. The main floor also includes a 2-piece powder room and laundry room for added convenience. Upstairs, the primary bedroom features a private balcony with scenic views, a large closet, and a luxurious 5-piece ensuite with jetted tub and dual sinks. Two more generously sized bedrooms, a main 5-piece bathroom, and a bonus loft area ideal for a reading nook, play space, or office complete the second level. The finished basement offers even more space with a rec room, a fourth bedroom with a walk-in closet, a 3-piece bathroom, a sauna, and a huge storage room that could easily be converted into additional living space. Step outside to an enormous fenced and landscaped yard that’s ready for family fun. There’s a large deck, oversized shed, and plenty of room for a garden, trampoline, pool, and more—truly a backyard with endless possibilities! This unique and well-loved home is a rare find—offering both space and flexibility for families of all sizes.