



**GRASSROOTS**  
REALTY GROUP

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**185 Oaks Bay**  
**Fort McMurray, Alberta**

**MLS # A2236721**



**\$599,900**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,500 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Few Trees, Landscaped, No Neighbours Be		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.

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