



GRASSROOTS
REALTY GROUP

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**105 Whiteoak Garden
Fort McMurray, Alberta**

MLS # A2256872



\$579,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 931 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped | | |

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|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings, Beverage Fridge, TV mounting bracket in the family room, Wardrobe in the primary bedroom, Air Conditioner unit, Garage Overhead opener.

Nestled in a highly sought-after cul-de-sac, 105 Whiteoak Garden is a truly unique property that blends architectural charm with modern vibes. This vibrant and character-filled home offers stunning wood details, and an unbeatable location—just steps from the Birchwood Trail System! Step inside and be captivated by the vaulted wood ceilings with exposed beam. The impressive floor to ceiling three-way fireplace serves as a striking focal point, seamlessly connecting the living and dining areas. Charming eat-in kitchen with granite countertops, marble backsplash, and a large island with ample storage. Custom-built dining hutch featuring a wine rack and built-in bench seating for cozy gatherings. French doors lead to a 3-season sunroom with plastic sliding panels, screened windows, and a skylight—the perfect place to watch the Northern Lights! Primary bedroom with walk-in closet, wardrobes, and a private 4-piece ensuite. Second bedroom located just across the hall + Convenient 2-piece bathroom for guests. The lower level is filled with natural light, offering multiple living areas and charming details: Formal living space featuring a natural gas fireplace with a stunning reclaimed wood mantle from the 2016 Wildfire. Built-in wet bar with granite countertops and a beverage fridge, perfect for entertaining. Sunken family/rec room ideal for cozy movie nights or a play area this lower level also features the Third bedroom plus another 4-piece bathroom. Laundry room and ample under-stair storage. Attached oversized heated garage (30x21) with plenty of space for vehicles, storage, and a workshop. Fully fenced backyard + Located in a quiet, family-friendly neighborhood, this home is just minutes from all amenities, including: Schools & shopping. With its one-of-a-kind architecture, stunning interior features, and unbeatable location, 105 Whiteoak

Garden is a rare gem in YMM! Call today to book your private tour and make this incredible home yours!