



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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185 Oaks Bay  
Fort McMurray, Alberta

MLS # A2236721



\$599,900

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Dickinsfield                                                             |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 2 Storey                                                                 |        |                   |
| Size:     | 2,500 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 &ndash; 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&mdash;featuring hardwood, ceramic tile, and laminate flooring&mdash;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&rsquo;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&mdash;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&rsquo;s ready for family fun. There&rsquo;s a large deck, oversized shed, and plenty of room for a garden, trampoline, pool, and more&mdash;truly a backyard with endless possibilities! This unique and well-loved home is a rare find&mdash;offering both space and flexibility for families of all sizes.