

# \$610,000 - 185 Oaks Bay, Fort McMurray

MLS® #A2236721

**\$610,000**

4 Bedroom, 4.00 Bathroom, 2,321 sqft

Residential on 0.20 Acres

Dickinsfield, Fort McMurray, Alberta

Beautiful & Unique Family Home â€” Designed for Comfort and Functionality!

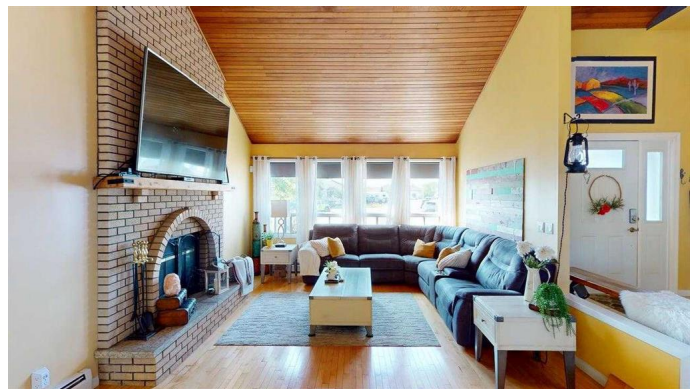
Welcome to this spacious and character-filled home that offers everything your family needs and more. With no carpet throughoutâ€”featuring hardwood, ceramic tile, and laminate flooringâ€”this home is both stylish and low-maintenance.

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 chefâ€™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 roomâ€”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 thatâ€™s ready for family fun. Thereâ€™s a large deck, oversized shed, and plenty of room for a garden, trampoline, pool, and moreâ€”truly a backyard with endless possibilities! This unique and well-loved home is a rare findâ€”offering both space and flexibility for families of all sizes.

Built in 1982

**Essential Information**

MLS® #	A2236721
Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,321
Acres	0.20
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	185 Oaks Bay
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1P9

**Amenities**

Parking Spaces	5
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Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Sauna, Skylight(s), Storage
Appliances	See Remarks
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Private Yard, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Few Trees, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting
Roof	Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	6
Zoning	R1

### Listing Details

Listing Office	People 1st Realty
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