

# \$599,900 - 185 Oaks Bay, Fort McMurray

MLS® #A2236721

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 0.20 Acres

Dickinsfield, Fort McMurray, Alberta

Beautiful & Unique Family Home – Designed for Comfort and Functionality!

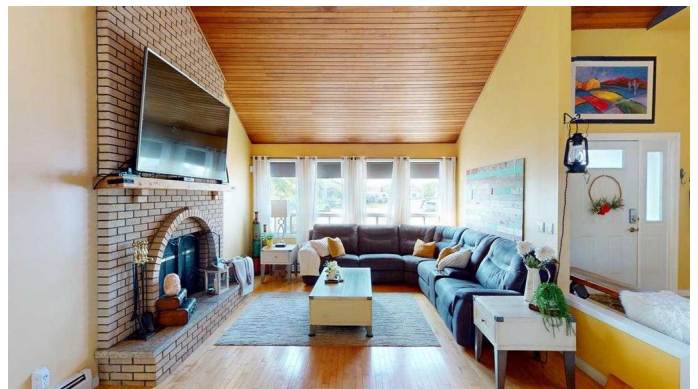
Welcome to this spacious and character-filled home that offers everything your family needs and more. With no carpet throughout—featuring hardwood, ceramic tile, and laminate flooring—this home is both stylish and low-maintenance.

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 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          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,500       |
| 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 |
|----------------|---|

|              |                                                         |
|--------------|---------------------------------------------------------|
| 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, Storage, Sauna, Skylight(s) |
| Appliances        | See Remarks                                                                                                                  |
| Heating           | Boiler                                                                                                                       |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                            |
| Fireplaces        | Family Room, Brick Facing, Living Room, Wood Burning                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 48             |
| Zoning         | R1             |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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