



THE
A-TEAM

**RE/MAX
FIRST**

189 OAKS Bay, Fort McMurray T9K 1P9

MLS®#: **A2173507** Area: **Dickinsfield** Listing Date: **10/16/24** List Price: **\$439,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1982** Abv Sqft: **1,166**
Lot Information Low Sqft:
 Lot Sz Ar: **10,186 sqft** Ttl Sqft: **1,166**
 Lot Shape:

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Gazebo,Lawn,Garden,No Neighbours Behind,Landscaped,Many Trees,Native Plants,Pie Shaped Lot,Treed**
 Park Feat: **Driveway,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue,Playground,Private Entrance,Private Yard,Storage**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Kitchen Island,Laminate Counters,Primary Downstairs,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 7`5"	4pc Bathroom	Main	8`5" x 4`11"
Bedroom	Main	8`11" x 12`7"	Bedroom	Main	9`1" x 9`0"
Dining Room	Main	8`0" x 9`1"	Kitchen	Main	11`5" x 8`11"
Living Room	Main	14`1" x 15`1"	Bedroom - Primary	Main	13`10" x 14`0"
Bedroom	Basement	13`0" x 11`5"	Exercise Room	Basement	8`10" x 13`0"
Laundry	Basement	4`8" x 7`1"	Office	Basement	5`9" x 10`2"
Game Room	Basement	16`5" x 23`11"	Storage	Basement	5`6" x 4`10"

Storage	Basement	3`11" x 7`1"	Furnace/Utility Room	Basement	5`7" x 7`10"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R1
Legal Desc:	8022551

Remarks

Pub Rmks: **OVER 10,000 SQFT LOT! CUL-DE-SAC! 2-STOREY PLAYHOUSE! SCREENED-IN DECK! HOT TUB! GREENHOUSE!** Step into this incredible backyard oasis that offers everything you could dream of! The sprawling lot features a covered and screened-in deck complete with an outdoor kitchen, hot tub, dog run, fire pit, veggie garden, and a wide variety of fruit-bearing trees and bushes. You'll enjoy a pear tree at the heart of the yard, along with three crab apple trees, four chokecherry trees, and three Saskatoon berry bushes. For the garden enthusiast, there are asparagus and rhubarb patches, a garlic patch, as well as goji and honey berries bushes. Plus, a few raspberry bushes and beautiful flowers and ferns surround the entire property, adding a touch of nature's beauty to every corner. The highlight of the backyard is a charming 2-storey playhouse, complete with a couch and bed, making it perfect for family campouts or imaginative play. There's also a greenhouse and a patio for relaxing and enjoying your outdoor haven. Inside, the main floor is lined with hardwood flooring, flowing through the living room, hallway, and bedrooms—and best of all, no carpet! The oversized master bedroom features a renovated 3-piece ensuite and garden doors that lead directly to the backyard and hot tub, making it a private retreat. The home has been thoughtfully updated with new shingles (2003), siding (2006), driveway (2006), fence (2014), hot water tank (2004), and windows and doors (2010). The finished basement offers laminate flooring, a cozy family room with a wood stove, a fourth bedroom, a den, and a cold room. With plenty of built-in storage in both the attached garage and basement, you'll have space for everything you need. Nestled in a quiet Dickinsfield cul-de-sac, this home is within walking distance to schools and offers the perfect blend of indoor and outdoor living. This home is a **MUST SEE!**

Inclusions:
Property Listed By: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer
RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









