



THE
A-TEAM

**RE/MAX
FIRST**

105 WHITEOAK Garden, Fort McMurray T9K 1A7

MLS® #: **A2226237**

Area: **Thickwood**

Listing Date: **05/30/25**

List Price: **\$579,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Finished Floor Area

Abv Sqft:

1,029

Low Sqft:

Lot Sz Ar:

5,986 sqft

Ttl Sqft:

1,029

Lot Shape:

DOM

22

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Landscaped

Concrete Driveway,Double Garage Attached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7720073

Zoning:

R1

Remarks

Pub Rmks:

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!

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

Property Listed By:

COLDWELL BANKER UNITED

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











