



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**185 OAKS Bay, Fort McMurray T9K 1P9**

MLS®#: **A2236721**

Area: **Dickinsfield**

Listing Date: **07/02/25**

List Price: **\$610,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1982**

Lot Information

Lot Sz Ar:

**8,918 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,321**

Low Sqft:

Ttl Sqft:

**2,321**

DOM

**3**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard,City Lot,Cul-De-Sac,Few Trees,Landscaped,No Neighbours Behind,Pie Shaped Lot,Private,Street Lighting**

Park Feat:

**Double Garage Attached,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Shingle**

Heating: **Boiler**

Sewer:

Ext Feat: **Balcony,Lighting,Private Yard,Storage**

Construction:

**Concrete,Stucco,Wood Frame,Wood Siding**

Flooring:

**Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Sauna,Skylight(s),Storage**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**8022551**

Zoning:

**R1**

Remarks

Pub Rmks:

**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 that's ready for family fun. There's a large deck, oversized shed, and plenty of room for a garden, trampoline, pool, and more—truly a backyard with endless possibilities! This unique and well-loved home is a rare find—offering both space and flexibility for families of all sizes.

Inclusions:

Property Listed By:

Fridge, Stove, Dishwasher, Microwave, Washer Dryer, Window Coverings, Garage Heater, Garage Door Opener and remote, shed, blinds, curtains  
People 1st Realty

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





















