# \$579,900 - 105 Whiteoak Garden, Fort McMurray

MLS® #A2226237

## \$579,900

3 Bedroom, 3.00 Bathroom, 1,029 sqft Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

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 locationâ€"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 skylightâ€"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!

#### Built in 1977

## **Essential Information**

MLS® # A2226237 Price \$579,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,029 Acres 0.14 Year Built 1977

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 105 Whiteoak Garden

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 1A7

### **Amenities**

Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers,

Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)

Appliances See Remarks

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Brick Facing, Decorative, Gas, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Cul-De-Sac, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed May 30th, 2025

Days on Market 22

Zoning R1

## **Listing Details**

Listing Office COLDWELL BANKER UNITED

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