\$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 21

Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.