

# \$599,900 - 105 Whiteoak Garden, Fort McMurray

MLS® #A2203083

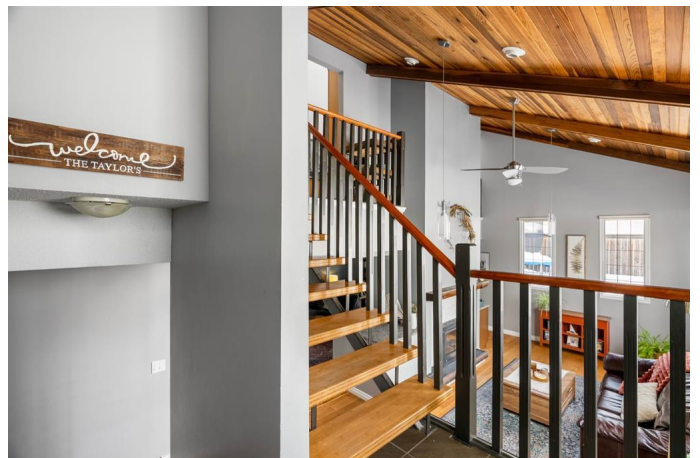
**\$599,900**

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 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!

Built in 1977

### **Essential Information**

MLS® #	A2203083
Price	\$599,900
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	March 17th, 2025
Days on Market	36
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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