



GRASSROOTS
REALTY GROUP

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**105 Oaks Crescent
Fort McMurray, Alberta**

MLS # A2332010



\$479,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove (as is), Dishwasher, OTR Microwave, Washer, Dryer, All Existing Window Coverings, AC Unit, Garage Heater, Garage Heater, Curtain Rods, Gazebo, Standalone Fence Gate by Garage, Floating Shelf in Basement, Front Closet Bench, Front Closet Shelf, Firepit Lid, Laundry Room Shelving, TV Mount, Detached Shed (x2), 3 mirror in basement living room

Welcome to 105 Oaks Crescent, a beautifully updated family home offering 4 bedrooms, 2.5 bathrooms, an incredible heated garage, ample parking in a prime location on a quiet street in desirable Dickinsfield. With thoughtful renovations throughout and exceptional indoor and outdoor living spaces, this home is ready for its next owners. Step inside to a bright and inviting main floor featuring a spacious living room filled with natural light and ultra gorgeous yet functional vinyl flooring. The spacious eat-in kitchen offers an abundance of cabinetry and counter space, crown moulding, a pantry cabinet, and patio doors leading directly to the beautifully landscaped backyard, making it the perfect space for everyday living and entertaining. The main level also features the primary bedroom with a convenient 2-piece ensuite, two additional bedrooms, and a stunning fully renovated bathroom finished with a modern vanity and black fixtures, and granite countertop. Downstairs, you'll be impressed with even more room to enjoy with a large family room, separate recreation room, and a spacious fourth bedroom complete with an adjoining flex space, perfect for a home office, gym, or hobby room. The functional laundry room offers a sink, built-in cabinetry, and plenty of counter space for folding, while the dedicated storage rooms help keep everything organized. A separate basement entrance adds flexibility to the space. This fully developed bungalow has seen numerous updates, including new upper-level vinyl plank flooring, fresh paint throughout the upper level, and an updated kitchen with a new island and pantry cabinet (2025), two beautifully renovated upstairs bathrooms (2023), new hot water tank (2020), plus new shingles (2016). Outside is where this property truly shines! Enjoy summer evenings on the large deck beneath the gazebo while overlooking the

gorgeous, well manicured private backyard. Two storage sheds provide extra space for all your tools and toys, while the impressive detached garage is heated, fully finished, and the perfect workshop, man cave, or hobby space. With parking for up to five vehicles plus RV parking potential, there's no shortage of room for family, guests or toys. Located on a quiet street in Dickinsfield, you're just steps from schools, playgrounds, and the Birchwood Trails, making this an ideal home for families looking for space, updates, and an unbeatable location. Call to book your viewing today!