



GRASSROOTS
REALTY GROUP

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**133 Whiteoak Garden
Fort McMurray, Alberta**

MLS # A2349338



\$490,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,552 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	4
Garage:	Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Stove x2, dishwasher, microwave x2, fridge x2, kitchen island, washer, dryer

Welcome to 133 Whiteoak Gardens, a beautifully maintained 4-level split tucked away in a quiet cul-de-sac in a family-friendly neighbourhood. One of the standout features of this home is the new solar panel system, installed just in 2025. The solar panels can help significantly reduce electricity costs, and when more energy is produced than the home uses, there is potential to receive credits for the excess energy. With two furnaces, a new hot water tank (2026), and numerous updates throughout, this home offers both comfort and energy efficiency. As you approach the home, you will appreciate the quiet cul-de-sac location and convenient 2-car driveway, along with a heated single attached garage. Step inside to a spacious entryway with plenty of room to welcome guests and keep everyday items organized. Just off the entry is a beautifully renovated 3-piece bathroom, followed by a large bedroom or recreation room with French doors leading directly to the backyard. Up a level, you will find a bright and inviting open-concept living space featuring plenty of natural light and a convenient coffee bar. The kitchen offers ample cabinetry extending all the way to the ceiling, tile flooring, a gas stove, and black stainless steel appliances that are approximately 3 years old. The dining area flows seamlessly from the kitchen and living room, creating a great space for everyday living and entertaining. Off the dining area leads to the back deck and expansive backyard, complete with mature trees and an alley behind the property so you have no neighbours directly behind you. The upper level features a spacious primary bedroom complete with its own 3-piece ensuite, along with two additional bedrooms and a 4-piece bathroom. The lower level offers an illegal suite with newer flooring and a redone ceiling completed approximately 4 years ago. The suite includes a spacious

bedroom, 3-piece bathroom, and an impressive amount of under-the-stair storage. This well cared for home offers a functional layout, five bedrooms, four bathrooms, abundant natural light, multiple updates, two furnaces, solar panels, a heated attached garage, and a fantastic backyard in a quiet cul-de-sac. With plenty of space for the whole family and features that can help reduce ongoing utility costs, 133 Whiteoak Gardens is a home you will not want to miss!