



THE
A-TEAM

**RE/MAX
FIRST**

106 BECKER Crescent, Fort McMurray T9K1M7

MLS® #: **A2126432**

Area: **Dickinsfield**

Listing Date: **04/26/24**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Abv Sqft:

1,445

Low Sqft:

Lot Sz Ar:

8,014 sqft

Ttl Sqft:

1,445

Lot Shape:

DOM

23

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped,Paved

Driveway,RV Access/Parking,Single Garage Detached

Utilities and Features

Roof: **Metal**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Yard,Storage**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Built-In Oven,Dishwasher,Freezer,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Kitchen Island,Laminate Counters,Open Floorplan,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	14`4" x 13`3"
3pc Bathroom	Second	5`1" x 8`1"
Bedroom	Second	7`10" x 10`3"
Living/Dining Room Combination	Main	19`8" x 13`7"
3pc Bathroom	Lower	6`1" x 9`9"
Bedroom	Basement	23`0" x 11`0"

Room	Level	Dimensions
2pc Ensuite bath	Second	5`1" x 4`7"
Bedroom	Second	8`5" x 10`3"
Kitchen	Main	22`1" x 11`9"
Game Room	Lower	16`7" x 25`6"
Sunroom/Solarium	Main	14`0" x 20`0"
Furnace/Utility Room	Basement	30`0" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022553

Remarks

Pub Rmks: **Nestled in the heart of Dickensfield, this captivating 4-level split home offers a serene retreat in a mature neighborhood, where every detail invites comfort and coziness. With its welcoming ambiance and an array of features, this home embodies the essence of comfortable living. As you enter, the comforting embrace of hardwood floors welcomes you, flowing effortlessly throughout the main and upper levels. The open-concept living area showcases a well-appointed kitchen, boasting ample cabinets, a wall oven, and a gas range top with downdraft nestled within a generously-sized island perfect for casual dining. Transitioning seamlessly from the dining to the living areas, there's ample space for entertaining and relaxation, creating the perfect backdrop for cherished moments with family and friends. Head to the upper level and discover a haven of rest and rejuvenation. Three spacious bedrooms offer tranquil retreats, including a master suite boasting a convenient 2-piece ensuite, while a full main bath caters to the needs of family and guests alike. Each bathroom has been tastefully updated, blending functionality with style, making this an ideal home for a growing family. Explore the lower level and find a haven of comfort and entertainment. Here, a spacious rec room awaits, perfect for intimate gatherings or cozy evenings in front of the gas fireplace. This level also features a 3-piece bath. Move to the level below to find the laundry/utility room, offering ample storage space or the potential for an office area, along with a large bedroom complete with built-in storage. Step outside to experience the tranquil backyard oasis, where the large fenced yard awaits your enjoyment. The highlight is the spacious 3-season sunroom, attached to the back of the house, flooded with natural light from its many windows, offering a serene space to relax and take in the outdoor scenery. The expansive 4-car driveway welcomes you home and is ideal for RV parking enthusiasts, while the heated 16 X 24 garage with 10-foot ceilings provides both storage and workspace. Embrace the comfort of modern living with updates including a new hot water boiler and furnace within the last 12 years, an aluminum roof installed in 2015 on both the house and garage, new siding in 2018, and a new front door and deck in 2019. Central air conditioning ensures year-round comfort. Conveniently located within walking distance to schools and meticulously cared for, this home offers the perfect blend of comfort and convenience in a sought-after neighborhood. Don't miss out on the opportunity to make this your forever home! Call today to book a showing.**

Inclusions: **refrigerator & freezer in basement, refrigerator in garage, window coverings, TV on wall in master bedroom, ring cameras, steel gazebo, 2 storage sheds in back yard**

Property Listed By: **3% REALTY FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







