



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 BECKER Crescent, Fort McMurray T8K1M6**

MLS®#: **A2148430** Area: **Wood Buffalo** Listing Date: **07/11/24** List Price: **\$450,000**  
Status: **Active** County: **Wood Buffalo** Change: **-\$14k, 15-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray** Finished Floor Area  
Year Built: **1983** Abv Sqft: **1,240**  
Low Sqft:  
Lot Information  
Lot Sz Ar: **7,652 sqft** Ttl Sqft: **1,240**  
Lot Shape:

DOM

**132**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:  
Lot Feat: **Landscaped,Standard Shaped Lot,See Remarks**  
Park Feat: **Double Garage Attached**  
Utilities and Features

Roof: **Asphalt Shingle,See Remarks**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Other**

Construction: **Brick,See Remarks,Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Laminate,See Remarks,Tile**  
Water Source: **Public**  
Fnd/Bsmt: **See Remarks,Wood**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Stove,Microwave,See Remarks,Washer/Dryer**  
Int Feat: **High Ceilings,See Remarks,Wet Bar**  
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,High Speed Internet Available,Phone Available,Sewer Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`9" x 13`4"	Bedroom	Main	11`0" x 10`5"
Bedroom	Main	10`7" x 11`0"	Kitchen	Main	12`0" x 11`3"
Living Room	Main	14`6" x 26`11"	Bedroom	Basement	12`1" x 11`5"
2pc Bathroom	Basement		Laundry	Basement	
3pc Bathroom	Main		3pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**  
Legal Desc: **8321795**

Remarks

Pub Rmks: **Click brochure link for more details\*\* Priced to sell! This well-maintained family home, located in the highly sought-after (and quiet) Dickinsfield neighborhood, is in a central location close to many necessary and popular amenities. This home is close to two schools, public transportation, walking trails, and ski trails. Backing onto the Birchwood Trails, there is nearby access to the trails and green, lush views year-round! The main floor features: a wood-burning fireplace in the living area, high ceilings, hardwood flooring, crown molding, plenty of storage, an open concept for common areas, large windows which let in plenty of light throughout the day, and a spacious island with a breakfast bar. The main floor also includes three bedrooms with large closets, one 3-piece washroom accessible from the main hallway, and a 3-piece ensuite bathroom attached to the master bedroom. The finished lower level features two spacious main areas, a separate laundry/ utility room, a bedroom with attached washroom and steam shower, a wet bar with room for seating at the counter for entertaining, a gas fireplace, and a large storage closet with built-in shelving. The lower level is spacious with plenty of light and fully finished! Other features of this home include: an attached two-car garage, 7,652 sq ft lot with landscaping, an in-ground pool, a recently- renovated and spacious screened-in deck (with views of the birchwood Trails greenery and the pool), an attached pump house for the pool, a new roof (September 2023), a central vacuum (with attachments), central heating and air conditioning, and many updated outlets/ switches. Goods that come with the house: a garden shed, pool supplies, a washer and dryer set (both are on pedestals), a new black stainless steel dishwasher (2022), a new over-the-range low-profile stainless steel microwave, an electric stove/ oven, a refrigerator, attached storage cabinets in garage, and all window coverings.**

Inclusions: **Call seller directly. Detached garden shed, attached pool pump house, attached storage in garage, window coverings, A/C unit, central vac with attachments, appliances.**

Property Listed By: **Honestdoor Inc.**

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







