



THE
A-TEAM

**RE/MAX
FIRST**

129 BECKER Crescent, Fort McMurray T9K 1M6

MLS® #: **A2163388**

Area: **Dickinsfield**

Listing Date: **09/06/24**

List Price: **\$474,900**

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
Lot Sz Ar: **7,287 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,133**
Low Sqft:
Ttl Sqft: **1,133**

DOM

12
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Lawn,Interior Lot,Landscaped,Private**
Park Feat: **Asphalt,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Central Vacuum,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dinette	Main	9`7" x 10`8"
Living Room	Main	18`7" x 10`9"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`2" x 13`10"
Game Room	Lower	17`7" x 10`6"

Room	Level	Dimensions
Kitchen	Main	14`4" x 10`5"
2pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`8" x 10`5"
Bedroom - Primary	Second	12`7" x 10`11"
Storage	Basement	17`1" x 10`6"

Furnace/Utility Room

Basement

17`8" x 13`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8022553

Zoning:

R1

Remarks

Pub Rmks:

****DREAM GARAGE ALERT!** This fantastic home is perfect for first-time buyers or anyone who's been dreaming of a garage that's a cut above the rest! Let's start with that 26 x 28 x 10 ft heated, insulated, and wired-for-everything garage! With dual doors (each with separate openers), 220 plugs for a welder or bigger compressor, and heated storage, you can easily park two vehicles—yes, even your ½ tonne fits—and still have room to work on projects. Plus, there's a dog run and enough parking for more vehicles than you can count! Inside, you'll find 3 spacious bedrooms, including a primary bedroom with a handy 2-piece ensuite for added convenience. Both the main bathroom and kitchen have been tastefully updated, offering a modern, stylish feel that's perfect for your lifestyle. The primary bedroom has newer doors that add a fresh look. The home's original furnace still runs strong, but you'll be happy to know the A/C has been updated for those warm summer days. And with central vac, cleanup is always a breeze! The front window and dining room window have been replaced, bringing in tons of natural light. The curb appeal is fantastic. Step outside to enjoy the peaceful, wrap-around deck—your new favourite spot to relax or entertain while keeping an eye on your next garage project. Now, let's talk about the roof. After a fire in 2017, both the house and garage were fitted with metal roofs that come with a 50-year transferable warranty! That's right—these roofs are built to last and could even lower your home insurance. Cedar siding, painted in a unique "Shark's Teeth" colour, adds charm and curb appeal, and it's been meticulously maintained to keep the home looking sharp. The two garden sheds provide extra storage space for all your outdoor tools. You'll love living in this quiet neighbourhood, with easy vehicle access and lots of space to park. Plus, that long driveway? Over 100 feet, giving you all the room you need. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?**

Inclusions:

fridge x2, stove, dishwasher, microwave, washer, dryer, garage door opener x2 & 4 remotes, window coverings, chest freezer, garage blue shelving unit, central vac & attachments, coat hangers at back door & in bedroom, storage cabinets in basement,, tv mount in bedroom

Property Listed By:

RE/MAX FORT MCMURRAY

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