



THE
A-TEAM

**RE/MAX
FIRST**

197 BECKER Crescent, Fort McMurray T9K 1M6

MLS®#: **A2199560**

Area: **Dickinsfield**

Listing Date: **03/07/25**

List Price: **\$700,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1983**

Finished Floor Area
Abv Sqft: **2,068**
Low Sqft:
Ttl Sqft: **2,068**

DOM

2
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **6,746 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Interlocking Driveway,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard,Storage**

Construction: **Composite Siding**
Flooring: **Hardwood,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Granite Counters,Jetted Tub,No Smoking Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 197 Becker Crescent: a beautifully updated and thoughtfully designed home that offers nearly 2,800 sq/ft of finished living space, inviting a sense of**

calm, wellness, and tranquility into your everyday life. Nestled on a spacious pie-shaped lot, this home blends elegant upgrades with serene outdoor retreats, creating a space that feels both luxurious and grounding. The exterior was updated in 2018 with new shingles, fascia, eaves, and upgraded Hardie Board siding, while Heli-Lights add a touch of seasonal colour and charm. The interlocking brick driveway, redone in 2021, accommodates three vehicles and leads to a wide pathway connecting both the front entrance and the garage's side man door. The heated double garage, currently set up as a home gym, features LED lighting, making it a bright and functional workspace that can also fit two vehicles inside. Stepping inside, vaulted ceilings and an oversized front bay window flood the front living room with natural light, enhancing the open, airy ambiance. A large archway leads to a peaceful sitting area—perfect for quiet mornings with a book and coffee or unwinding in the evening with music and a drink. The kitchen is a true masterpiece, designed for both function and elegance. White cabinetry with gold fixtures, a gas stove with a pot filler (2022), and granite countertops set the stage for inspired cooking. The wide peninsula provides ample prep space, while a built-in wine fridge offers effortless entertaining. The dining room, bathed in sunlight from wraparound windows with custom no-string blinds, provides picturesque views of the mature backyard. Two access points lead to the expansive wraparound deck and a covered outdoor living area, where you can unwind amidst the trees and landscaped gardens. With stamped concrete pathways (2024), an eight-person hot tub, and a tranquil water feature, this backyard sanctuary is truly a retreat. The top level features a spacious main bathroom with an air-jet soaker tub, two bright and inviting bedrooms, and a primary suite that serves as a peaceful haven. Large enough for a king-size bed, it also boasts a walk-in closet and a three-piece ensuite. On the lower level, wide-plank luxury vinyl flooring sets the stage for a stunning family room with a gas fireplace with beautiful tile surround with a striking black shiplap feature wall behind it. A butcher block bar with a wine fridge and open shelving creates a stylish entertaining space, while a hidden office behind pocket doors offers a discreet and functional workspace. Down the hall, the laundry (updated in 2022) and a craft room provide additional convenience. A four-piece bathroom on this level features an enclosed steam shower with a bench—ideal for unwinding after a long day or warming up during the winter months. The lowest level offers flexibility, with a versatile space that could serve as a home gym, media room, or games area, adjacent to a fourth bedroom.

Inclusions:

Property Listed By:

GARDEN SHED, GARAGE HEATER, HOT TUB NEGOTIABLE.

The Agency North Central Alberta

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











