



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**195 Becker Crescent
Fort McMurray, Alberta**

MLS # A2275321



\$424,900

Division:	Dickensfield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Reverse Pie Shaped Lot		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island		

Inclusions: Treadmill

Tucked away in a quiet area of Dickensfield, this charming home offers both comfort and functionality. The inviting main floor features an open-concept design with a warm wooden fireplace, bright windows, and a welcoming entryway complete with a boot closet. A covered and screened-in deck overlooks the private, spacious backyard, which also includes a handy storage shed. Upstairs, you'll find a full bathroom with a storage cabinet, a linen closet, and three bedrooms. The primary suite boasts a large closet and a three-piece ensuite with a stand-up shower. This home is completely carpet-free, offering a clean and modern feel throughout. The basement is bright and open with large windows, a gas fireplace, and a bar with a sink, making it a perfect rec space for entertaining. This level also includes a bedroom with its own two-piece ensuite featuring a walk-in shower, along with a large storage closet.