



**117 Becker Crescent
Fort McMurray, Alberta**

MLS # A2291349



\$459,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,454 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Refrigerator X2, Freezer (as is, where is), Stove, Dishwasher, Washer, Dryer, Shed, Large Table Downstairs, and All Window Coverings.

Welcome to 117 Becker Crescent, a beautifully maintained bungalow tucked into the heart of the family-friendly community of Dickinsfield. Offering 1,454 sq ft of thoughtfully designed living space, this home blends comfort, warmth, and everyday convenience in one of Fort McMurray's most established neighbourhoods. Just steps away from schools, parks, the Birchwood Trails, and everyday amenities, this location makes busy family life easy. Step inside to a bright and inviting living room where charming bay windows fill the space with natural light, while a rustic brick-facing gas fireplace creates a warm and cozy atmosphere. Gleaming hardwood floors flow throughout the main living areas, complemented by ceramic tile in the kitchen and bathrooms. The elevated dining room is the perfect place to gather, whether you're celebrating milestones or enjoying everyday meals together. The spacious kitchen offers ample cabinetry and counter space, making it both functional and welcoming for cooking and entertaining. Sliding doors lead to a fully insulated sunroom, creating a comfortable space to relax year-round while enjoying views of the backyard. The main level features three generous sized bedrooms, including a primary retreat with a walk-in closet and a private 3-piece ensuite. The additional bedrooms are well-sized and share a main 4-piece bathroom. Downstairs, the fully developed basement offers even more room for family living with a sizeable recreation room, which is perfect for movie nights, hobbies, or a play area. You'll also find a fourth bedroom, a convenient 2-piece bathroom, and a large utility room that houses the laundry area. Outside, the spacious backyard is a true retreat for entertaining and family time, with plenty of room to relax, garden, or host summer gatherings. A storage shed adds extra convenience. The home is

complete with a double attached heated garage and a concrete driveway providing ample parking for family and guests. The roof was also recently updated in 2024, offering peace of mind for years to come. Lovingly cared for and ideally located close to everything Dickinsfield has to offer, 117 Becker Crescent is a wonderful place to call home. So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.