



**106 Becker Crescent
Fort McMurray, Alberta**

MLS # A2295786



\$450,000

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|------------------|---|---------------|-------------------|
| Division: | Dickinsfield | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,120 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Front Drive, Garage Door Opener, RV Access/Parking, Single Garage | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Garden | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Storage, Vinyl Windows | | |

Inclusions: SHED X2, BEDROOM TV, GARAGE FRIDGE, GARAGE REMOTE X2, GARAGE HEATER. BASEMENT: FRIDGE, DEEP FREEZER.

Open House Saturday March 28th 1:00pm-3:00pm | Welcome to 106 Becker Crescent, a beautifully updated four level split located in the heart of Dickinsfield, just steps from trails, schools, parks, and surrounded by a wonderful sense of community. Lovingly owned since 2013, this home has seen extensive upgrades inside and out, offering both comfort and long term value. The exterior has been thoughtfully improved with durable upgrades including an aluminum roof installed in 2015 with a long life expectancy, updated siding, fascia, eaves, and front door completed in 2018. The property offers exceptional parking with a double front driveway, tandem side parking, RV space, and room for up to five or six vehicles, along with a detached garage that is finished, insulated, heated, and features 10 foot ceilings, making it an ideal workshop. Inside, the home offers a bright and open main level with hardwood and tile flooring and fresh paint completed in 2026. The kitchen features white cabinetry, tile backsplash, an eat up island, a JennAir gas cooktop with downdraft, built in oven, and large picture windows that fill the space with natural light. Upstairs, you will find three bedrooms and a four piece bathroom that was updated in 2016 with a new vanity, tub surround, flooring, and toilet. The primary bedroom includes a two piece ensuite, also updated in 2016, and offers space for a king sized bed. The first of the two lower levels features a spacious family room with large windows and a gas fireplace, along with a three piece bathroom that was updated in 2015. The lowest level includes a fourth bedroom with built in cabinetry and additional storage space, as well as a large storage room with a built in workbench and laundry. The hot water tank was replaced in 2025, adding peace of mind. The backyard is a standout feature, offering a large sunny space with a three

season sunroom, an apple tree, lilac bushes, raised garden boxes, and two storage sheds. The yard is fenced and offers a peaceful setting to enjoy throughout the seasons. Located in a charming neighbourhood known for its strong sense of community and great neighbours, 106 Becker Crescent offers space, updates, and a lifestyle that is hard to match. Schedule your private showing today.