

129 Becker Crescent
Fort McMurray, Alberta

MLS # A2163388



\$474,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,133 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Garage F		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Interior Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Vinyl Windows		

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

****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 12 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?