

# \$700,000 - 197 Becker Crescent, Fort McMurray

MLS® #A2199560

**\$700,000**

5 Bedroom, 3.00 Bathroom, 2,069 sqft  
Residential on 0.15 Acres

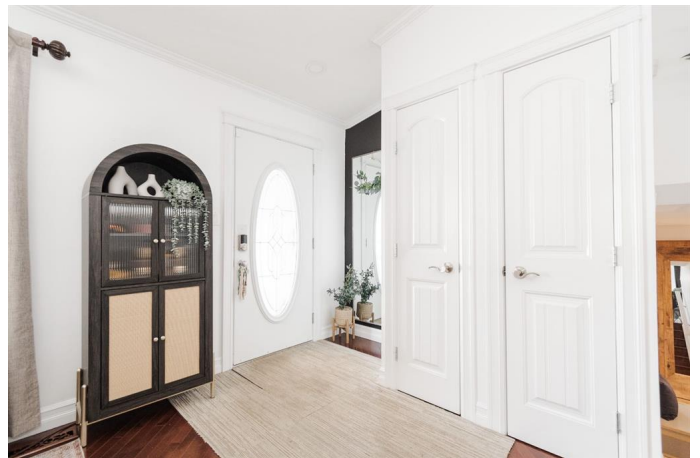
Dickinsfield, Fort McMurray, Alberta

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.

Built in 1983

### **Essential Information**

MLS® #	A2199560
Price	\$700,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,069
Acres	0.15
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	197 Becker Crescent
Subdivision	Dickinsfield
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1M6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Interlocking Driveway, Parking Pad, Side By Side
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters, Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage, Lighting
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office            The Agency North Central Alberta

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