# \$624,900 - 306 Berard Crescent, Fort McMurray

MLS® #A2186457

## \$624,900

5 Bedroom, 4.00 Bathroom, 1,951 sqft Residential on 0.16 Acres

Timberlea, Fort McMurray, Alberta

306 Berard Crescent located in the desired neighbourhood of Burton Estates, is a lovely nearly 2000 FtÂ<sup>2</sup> 2-storey home. Upon arriving at the home, you will notice its excellent curb appeal, painted exterior, aggregate drive way, and gravel area for RV parking. Entering the home, you are greeted in the foyer with tons of natural light. The main floor office has english style charm, with built in desk and cabinetry. Hardwood flooring runs seamlessly throughout the main floor. Entering through the archway to the kitchen, dining and living area. The kitchen cabinets are beautiful solid oak. For added space and convenience enjoy a deep walk-in pantry with window. The eat-in dining area overlooks the large back yard. Here you will also find access to your backyard. The living area is framed beautifully with wainscoting and a gas fire place as a focal point. Upstairs you will find 2 excellent sized bedrooms, 4pc main bathroom, bonus room/4th bedroom above the garage, and tasteful primary bedroom with walk-in closet and 5pc ensuite + skylights to optimize on natural lighting. Heading down to the basement, you are greeted with a recent professional renovation that includes features like: coffered ceiling tile, chevron wood waterfall countertop, subway tile backsplash, luxury carpet, bedroom barn door. A generous sized family/rec room with wet bar is perfect for cozy movie nights. The sizeable basement bedroom includes a gorgeous 4pc ensuite bathroom - an absolute must-see in person!







For more information about this property and to book your personal showing, call today!

#### Built in 1997

### **Essential Information**

MLS® # A2186457 Price \$624,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,951 Acres 0.16 Year Built 1997

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 306 Berard Crescent

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 1W2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, Walk-In Closet(s), Wet Bar Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Interior Lot, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 9th, 2025

Days on Market 161 Zoning R1

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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