

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

MLS® #A2186457

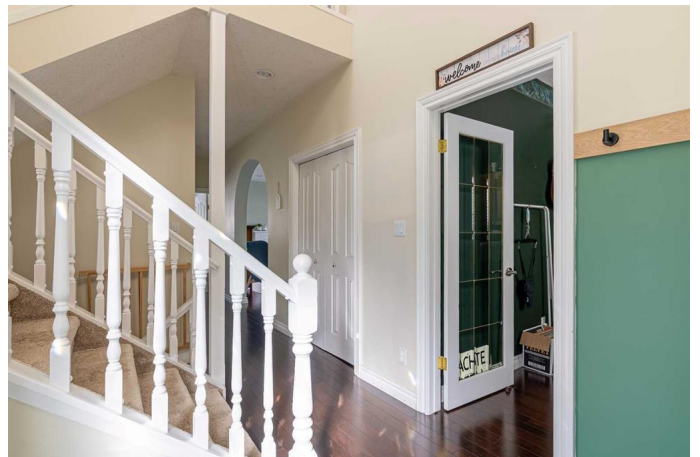
\$624,900

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 Ft² 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, Refrigerator, Washer/Dryer, Electric Oven, Microwave Hood Fan |
| Heating | Forced Air |
| Cooling | Central Air |

| | |
|-----------------|----------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| 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 | Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 9th, 2025 |
| Days on Market | 117 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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