



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 BERARD Crescent, Fort McMurray T9K 1V8**

MLS® #: **A2091528**

Area: **Timberlea**

Listing Date: **11/06/23**

List Price: **\$789,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 06-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2000**

Lot Information

Lot Sz Ar:

**5,698 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,132**

Low Sqft:

Ttl Sqft:

**2,132**

DOM

**173**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped,Private,See Remarks**

**Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Central Vacuum,Granite Counters,Jetted Tub,Kitchen Island,Pantry,See Remarks**

Utilities:

Room Information

Room

**2pc Bathroom**

**Dining Room**

**Kitchen**

**Living Room**

**Sunroom/Solarium**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

Dimensions

**0`0" x 0`0"**

**13`10" x 9`5"**

**9`7" x 11`9"**

**13`10" x 11`3"**

**13`4" x 11`10"**

Room

**Breakfast Nook**

**Family Room**

**Laundry**

**Office**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

**Upper**

Dimensions

**9`9" x 15`1"**

**13`7" x 14`11"**

**7`5" x 5`0"**

**9`11" x 9`9"**

4pc Ensuite bath	Upper		Bedroom	Upper	12`6" x 11`11"
Bedroom	Upper	11`1" x 12`10"	Bedroom - Primary	Upper	11`10" x 14`11"
Nook	Upper	19`2" x 10`8"	3pc Bathroom	Basement	
Bedroom	Basement	10`6" x 7`11"	Bedroom	Basement	13`3" x 20`1"
Game Room	Basement	21`8" x 14`5"	Storage	Basement	6`3" x 4`4"
Legal/Tax/Financial					

Title: Zoning:  
**Fee Simple** **R1**  
Legal Desc: **8521401**

Remarks

Pub Rmks: **172 Berard Crescent has to be one of the best maintained homes in Fort McMurray. Pride of Ownership is evident throughout this spectacular home!! You have 2132 sq.ft. of above ground living space, in addition there is a wonderful sunroom with skylights, just off the kitchen that adds another 150 sq.ft-which is sure to be one of your favorite places to relax. Upon entering you will be in awe of the spectacular updated staircase and high ceilings! The main floor includes a living room, dining room with a feature wall, kitchen with quartz counter tops, breakfast nook, family room with gas fireplace, den/office, laundry and a 2 piece bath. Venture up the grand staircase and you will find the coziest reading/sitting area where you can cozy up with a good book or simply enjoy the view of the green space across the street. The spacious Master bedroom has the perfect walk in closet with custom built-in dresser's and storage. You will enjoy the ensuite with its corner jetted tub, new faucets and the shower with a new rain shower head. The remaining 2 bedrooms are generous in size. The basement is fully developed, and offers 1060 sq.ft. of additional living space, has 9' ceilings, with both the ceiling and walls having extra insulation for soundproofing. The family room has a gas fireplace, double glass doors lead to a bedroom, plus there is an additional much larger bedroom and a 3 piece bath. And there is so much storage!!! The furnace has a new motor, the hot water tank is new. Outside you have a 2 tiered deck, 2 sheds-one is powered and access to store all your outdoor toys. When spring rolls around you are certain to enjoy all the greenery and trees when in bloom. New windows throughout, updated hardwood and tile flooring, newer quartz counter tops are some of the recent improvements! This smoke free, pet free home is sure to please and is located in one of the most prestigious neighborhoods!!!**

Inclusions: **Shed(x2), Mirror in Master Bedroom Closet**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





























