



THE
A-TEAM

**RE/MAX
FIRST**

127 BERARD Crescent, Fort McMurray T9K 1V8

MLS®#: **A2146413**

Area: **Timberlea**

Listing Date: **08/12/24**

List Price: **\$880,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1998**
Lot Information
Lot Sz Ar: **6,969 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,967**
Low Sqft:
Ttl Sqft: **2,967**

DOM

37
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,See Remarks,Views**
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 4`8"
Dining Room	Main	14`0" x 10`6"
Kitchen	Main	13`3" x 15`9"
Mud Room	Main	8`4" x 8`0"
3pc Bathroom	Second	6`0" x 7`0"
5pc Ensuite bath	Second	13`0" x 15`3"
Bedroom	Second	11`2" x 16`2"

Room	Level	Dimensions
Breakfast Nook	Main	10`3" x 10`7"
Family Room	Main	13`5" x 18`0"
Living Room	Main	12`8" x 14`6"
Office	Main	11`0" x 9`9"
4pc Bathroom	Second	8`0" x 7`5"
Bedroom	Second	14`6" x 14`0"
Bedroom	Second	11`9" x 10`8"

Bedroom - Primary
Bedroom
Office

Second
Basement
Basement

23`5" x 17`7"
12`2" x 9`8"
13`5" x 11`0"

4pc Bathroom
Laundry
Game Room

Basement
Basement
Basement

8`8" x 6`2"
7`4" x 9`0"
12`0" x 20`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521401

Remarks

Pub Rmks:

EXCEPTIONAL FAMILY LIVING IN PRIME LOCATION! 4 BEDROOMS UPSTAIRS! TRIPLE CAR GARAGE! BACKS ONTO THE BIRCHWOOD TRAILS! OVER 3900 SQFT OF LIVING SPACE! Welcome to 127 Berard Crescent, where elegance meets comfort in one of Fort McMurray's most sought-after neighborhoods! This spectacular home backs directly onto the serene greenbelt and the famous Birchwood Trails, providing you with a private oasis right in your backyard. Perfect for families, this stunning property is within walking distance to two elementary schools, offering unmatched convenience. Step inside to be greeted by an awe-inspiring grand entrance featuring double doors, a majestic curved staircase with rich hardwood finishes, soaring ceilings, and brand-new LVP flooring. The thoughtfully designed second floor offers an incredible layout with 4 BEDROOMS and 3 FULL BATHROOMS, including a ensuite in the primary bedroom, a 4PC main bathroom in the hallway and an additional 3PC ensuite off the fourth bedroom—ideal for large or multi-generational families! The primary bedroom is a true retreat, with vaulted ceilings, a cozy sitting area, a spacious walk-in closet, and an oversized ensuite complete with an huge two-person jetted tub, dual sinks, a water closet, and a steam shower (steamer unit as is). Hickory hardwood flooring flows throughout the bedrooms and hallway, adding a touch of timeless elegance. On the main floor, you'll find everything you need for both work and play. A main-floor office provides the perfect setting for remote work, while the formal living and dining rooms are perfect for entertaining guests. The open-concept kitchen, dining, and family room area is the heart of the home, featuring granite countertops, new light fixtures, stainless steel appliances, a prep sink in the island, and a walk-in pantry with built-in shelves and drawers. The fully developed basement extends your living space, complete with in-floor heating, LVP flooring, a fifth bedroom, another full bathroom, a den, a rec room, and a massive storage room with built-in shelving. Plus, the laundry room is equipped with two washing machines, making laundry day a breeze! The south-west facing backyard is nothing short of spectacular, with a new deck, glass railing and a privacy wall surrounded by mature trees that offer the perfect blend of sunshine and shade. This greenbelt lot is a gem, providing direct access to the Birchwood Trails for year-round outdoor activities like cross-country skiing, biking, and running. If you are going to buy a home on the greenbelt why not buy on the best greenbelt in Fort McMurray, the BIRCHWOOD TRAILS. Parking is never an issue with the oversized interlocking stone driveway, spacious enough for four vehicles, plus the attached TRIPLE CAR GARAGE with in-floor heating and fresh paint. This meticulously maintained home truly radiates pride of ownership and is an extraordinary opportunity for any growing family. Don't miss out on this one-of-a-kind home! Take the 3D tour today and imagine

Inclusions:

Fridge, stove, dishwasher, washer x 2, dryer, central ac x 2, central vac & attachments, all window coverings, garage door opener x2 and 3 remotes, shower steamer (as is)

Property Listed By:

RE/MAX FORT MCMURRAY

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