



THE
A-TEAM

**RE/MAX
FIRST**

151 BERARD Crescent, Fort McMurray T9K 1V8

MLS®#: **A2155509** Area: **Timberlea** Listing Date: **08/23/24** List Price: **\$749,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **10,736 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,019**
 Low Sqft:
 Ttl Sqft: **2,019**

DOM

26
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Greenbelt,No Neighbours Behind,Landscaped,See Remarks,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake** Construction: **Concrete,Stucco**
 Heating: **Forced Air** Flooring: **Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Oven-Built-In,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-----------------|----------------------|--------------------------|-----------------|----------------------|
| 2pc Bathroom | Main | 5`0" x 5`7" | Dining Room | Main | 12`0" x 16`3" |
| Family Room | Main | 19`0" x 13`5" | Kitchen | Main | 9`8" x 14`0" |
| Laundry | Main | 8`0" x 5`5" | Living Room | Main | 18`7" x 20`9" |
| Office | Main | 8`0" x 9`0" | 4pc Bathroom | Second | 8`0" x 5`0" |
| 5pc Ensuite bath | Second | 8`0" x 9`8" | Bedroom | Second | 9`8" x 12`6" |
| Bedroom | Second | 9`0" x 14`0" | Bedroom - Primary | Second | 14`0" x 13`0" |
| 4pc Bathroom | Basement | 7`6" x 7`3" | Bedroom | Basement | 11`0" x 11`0" |

Bedroom
Game Room

Basement
Basement

9`6" x 13`0"
16`7" x 18`6"

Kitchen
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

3`0" x 11`8"
21`7" x 16`6"

Title:
Fee Simple
Legal Desc:

8521401

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 151 Berard Crescent—a truly rare gem nestled on a sprawling 10,736 sqft lot, backing onto the magical Birchwood Trails! Prepare to be wowed the moment you step inside this stunning home, where beauty meets comfort. As you enter, you're greeted by a grand foyer with soaring ceilings that open to the second level, creating an immediate sense of space and elegance. This home is an entertainer's dream, featuring a formal sitting room and dining room just off the entrance, while the back of the home seamlessly blends the kitchen, dining, and living areas for an open, inviting atmosphere. The kitchen offers rich cabinetry, sleek granite countertops, and a large eat-up island complete with a wine fridge. The timeless travertine backsplash adds a touch of elegance, while a convenient pot filler over the stove makes meal prep a breeze. The main floor also features a versatile flex room—perfect as a home office, playroom, or whatever your family desires. Down the hallway is a convenient powder room, laundry room, and direct access to the double attached, heated garage. Upstairs, the second floor is designed with family living in mind. Two spacious kids' rooms, one with a walk-in closet, share an updated bathroom with a new vanity. The primary bedroom is a retreat in itself, offering a walk-in closet and huge windows that frame breathtaking views of the greenbelt. The spacious ensuite features a new vanity with dual sinks, an oversized soaker tub, and a steam shower equipped with all the features you could wish for. The fully finished basement expands your living space, providing two additional bedrooms, a 4PC bathroom, a family room with a wet bar, and a massive storage room. But the true showstopper is the spectacular backyard. With direct access to the Birchwood Trails, this outdoor oasis invites year-round adventure—whether you're into cross-country skiing, biking, or running. Relax on the large wrap-around deck, unwind in the hot tub, or let the kids explore the playhouse and expansive side yard. The yard is a nature lover's paradise, featuring mature trees, a storage shed, and easy access through double swinging gates for extra parking. Added bonuses include central air conditioning, Hunter Douglas blinds, and a hot water tank that's approximately 5 years old. Located on one of Fort McMurray's most sought-after streets and within walking distance of two elementary schools, this home is the perfect blend of charm, elegance, and family-friendly living. Don't miss the opportunity to experience the magic of 151 Berard Crescent—schedule your showing today!**

Inclusions:
Property Listed By:

**Fridge x 2, stove, dishwasher, washer, dryer, all window covering, central ac, shed, playhouse, hot tub, garage heater
RE/MAX FORT MCMURRAY**

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











