



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 BERARD Crescent, Fort McMurray T9K1W2**

MLS®#: **A2172511**      Area: **Timberlea**      Listing Date: **10/12/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1998**      Abv Sqft: **2,191**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,216 sqft**      Ttl Sqft: **2,191**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Gazebo,Front Yard,Garden,Landscaped**  
 Park Feat: **Double Garage Attached,Off Street**

DOM

**39**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Built-in Barbecue,Fire Pit,Garden,Lighting,Outdoor Grill**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,Crown Molding,French Door,High Ceilings,Jetted Tub,No Smoking Home,Pantry,Recessed Lighting,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`8"</b>	<b>Dinette</b>	<b>Main</b>	<b>9`2" x 12`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`0" x 14`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 15`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`5" x 4`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`4" x 21`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`3" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`3" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`7" x 17`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 10`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 10`1"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`7" x 9`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`9" x 13`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`8" x 11`8"</b>

**Game Room  
Furnace/Utility Room**

**Lower  
Lower**

**11`8" x 23`8"  
16`5" x 13`0"**

**Storage**

**Lower**

**7`10" x 8`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8521401**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 307 Berard Crescent, one of the finest homes in Burton Estates. This stunning property greets you with an oversized main door, offering easy access for moving in and setting the stage for the luxury that awaits. Inside, a grand staircase takes center stage, while French doors lead to a versatile parlour with a cozy gas fireplace, ideal as a formal living room, office, or library. The open-concept family, dining, and kitchen area at the rear of the home features soaring coffered ceilings, adding a touch of elegance. Gather around the second gas fireplace while enjoying views of the beautifully landscaped backyard, but in the hot summer months you'll enjoy the refreshing A/C to keep you cool. The durable and stylish tiger wood floors guide you through this main level, which also includes main-floor laundry and a convenient powder room. The heated double attached garage accessible from the main level is wired for a large compressor and welding machine, making it a perfect fit for hobbyists. Upstairs, you'll find two spacious bedrooms and a well-appointed 4-piece bathroom before arriving at the impressive primary suite. The primary bedroom offers ample space, double closets, and a private balcony for quiet, intimate evenings. The 4-piece ensuite features a stand-up shower, corner jetted tub, and a walk-in closet, ensuring plenty of room for comfort and convenience. The fully finished basement provides additional living space with two more bedrooms, a 4-piece bathroom complete with a unique urinal, and a large storage room that extends under the stairs. The highlight of this level is the expansive theatre room, perfect for movie nights and entertainment. Step outside to a backyard oasis that will surely impress. The stone patio, pergola, outdoor fireplace, and built-in outdoor oven create the perfect space for entertaining. Manicured landscaping, a greenhouse for growing your own vegetables, and a storage shed complete this outdoor retreat. Located just steps away from two elementary schools, churches, and the Birchwood Trail system, this property offers convenience and lifestyle all in one. Now's the time to make this exceptional home yours, with plenty of room to add your personal touch!**

Inclusions: **OTR Microwave, 2 stand up freezers and 1 fridge in basement, central vac & attachments, shed, outdoor kitchen fridge, outdoor kitchen bbq, pergola, all window coverings, A/C, garage heater, storage shelving in basement, back yard fireplace, bar fridge, fridge, stove, dishwasher, washer, dryer**

Property Listed By: **People 1st Realty**

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













