



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 BERARD Crescent, Fort McMurray T9K 1W3**

MLS®#: **A2174752**      Area: **Timberlea**      Listing **10/23/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$20k, 07-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1997**      Abv Sqft: **1,752**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,216 sqft**      Ttl Sqft: **1,752**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Few Trees,Gazebo,Standard Shaped Lot**  
 Park Feat: **Double Garage Attached,Driveway,Heated Garage**

DOM

**28**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Hardwood,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Garden**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Double Vanity,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room             | Level    | Dimensions     | Room              | Level    | Dimensions     |
|------------------|----------|----------------|-------------------|----------|----------------|
| Office           | Lower    | 12`0" x 10`6"  | Living Room       | Main     | 16`5" x 16`7"  |
| Kitchen          | Main     | 10`4" x 13`3"  | Breakfast Nook    | Main     | 12`2" x 11`9"  |
| Dining Room      | Main     | 12`4" x 11`1"  | Bedroom - Primary | Main     | 15`11" x 20`3" |
| 5pc Ensuite bath | Main     | 9`6" x 8`8"    | Bedroom           | Main     | 9`11" x 9`11"  |
| Bedroom          | Main     | 13`11" x 10`0" | 4pc Bathroom      | Main     | 4`11" x 9`11"  |
| Game Room        | Basement | 31`5" x 30`11" | Bedroom           | Basement | 14`8" x 9`11"  |
| Bedroom          | Basement | 12`1" x 10`3"  | Bedroom           | Basement | 12`1" x 10`9"  |

**4pc Bathroom  
Laundry**

**Basement  
Basement**

**8`5" x 11`7"  
18`8" x 9`2"**

**Storage  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**3`3" x 11`7"  
6`7" x 6`1"**

Title:  
**Fee Simple**  
Legal Desc:

**8521401**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 315 Berard Crescent, a stunning bi-level home nestled in the prestigious Burton Estates. This impressive property boasts 6 bedrooms, 3 full bathrooms, and 1,752 sq ft of beautifully updated living space, offering both style and comfort. As you step inside, you'll be greeted by new paint, modern light fixtures and hardwood flooring that flows throughout the home. The inviting living room, with its striking fireplace as the centrepiece, provides a cozy ambiance perfect for relaxation. The newly remodelled kitchen is a chef's dream, equipped with upgraded Samsung smart appliances (2024), sleek white 42-inch cabinetry, gleaming quartz countertops, and a modern backsplash. This room flows into the dining nook, which has an abundance of windows and natural lighting. The formal dining area is spacious and great for entertaining and overlooks the den/office, creating a bright and airy atmosphere for family gatherings. The primary bedroom is a true retreat, featuring a spacious walk-in closet and a newly renovated 5-piece ensuite complete with dual sinks, a stand-up shower, and a luxurious soaker tub. Two additional generously sized bedrooms and a 4-piece bathroom complete the main level. The fully finished basement offers even more living space, featuring a large recreation room with a second gas fireplace, three additional bedrooms, a 4-piece bathroom with in-floor heating, a spacious laundry room, and abundant storage. Outside, you'll find a large deck with privacy slides/gas hook-up for the BBQ and a second-level lower deck with a beautiful gazebo, perfect for entertaining or simply enjoying quiet evenings. The lush backyard is home to apple and cherry trees, as well as shrubs like gooseberry, haskap, and rhubarb, offering a serene outdoor retreat. This home has seen numerous upgrades, including USB plug-ins, air conditioning (2016), hot water tank and humidifier (2018), washer and dryer (2020), new roof (2020), and newly renovated bathrooms (2024), ensuring both style and functionality. Completing this remarkable property is a double attached heated garage and an extra wide driveway for parking. Ideally located near schools, parks, walking trails, and all other amenities, this home is perfect for a growing family seeking both comfort and convenience in one of Fort McMurray's most sought-after neighbourhoods. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.**

Inclusions:  
Property Listed By:

**Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Gazebo, and All Window Coverings  
ROYAL LEPAGE BENCHMARK**

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











