



THE
A-TEAM

**RE/MAX
FIRST**

306 BERARD Crescent, Fort McMurray T9K 1W2

MLS®#: **A2186457**

Area: **Timberlea**

Listing Date: **01/09/25**

List Price: **\$624,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**

Finished Floor Area
Abv Sqft: **1,950**
Low Sqft:
Ttl Sqft: **1,950**

Lot Information

Lot Sz Ar: **6,891 sqft**
Lot Shape:

DOM

2
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`8" x 2`10"
Living Room	Main	15`6" x 15`6"
Laundry	Main	7`2" x 6`8"
4pc Bathroom	Upper	4`11" x 8`9"
Bedroom	Upper	11`8" x 17`6"
Bedroom	Upper	10`5" x 12`8"
4pc Ensuite bath	Basement	11`10" x 5`11"
Game Room	Basement	19`11" x 21`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 10`6"
Kitchen	Main	10`0" x 11`0"
Office	Main	7`1" x 9`7"
5pc Ensuite bath	Upper	4`11" x 8`9"
Bedroom	Upper	10`6" x 9`11"
Bedroom - Primary	Upper	13`6" x 15`9"
Bedroom	Basement	11`4" x 15`1"
Furnace/Utility Room	Basement	6`7" x 5`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521401

Remarks

Pub Rmks: **306 Berard Crescent located in the desired neighbourhood of Burton Estates, is a lovely nearly 2000 Ft² 2-storey home. Upon arriving at the home, you will notice its excellent curb appeal, painted exterior, aggregate drive way, and gravel area for RV parking. Entering the home, you are greeted in the foyer with tons of natural light. The main floor office has english style charm, with built in desk and cabinetry. Hardwood flooring runs seamlessly throughout the main floor. Entering through the archway to the kitchen, dining and living area. The kitchen cabinets are beautiful solid oak. For added space and convenience enjoy a deep walk-in pantry with window. The eat-in dining area overlooks the large back yard. Here you will also find access to your backyard. The living area is framed beautifully with wainscoting and a gas fire place as a focal point. Upstairs you will find 2 excellent sized bedrooms, 4pc main bathroom, bonus room above/4th bedroom above the garage, and tasteful primary bedroom with walk-in closet and 5pc ensuite + skylights to optimize on natural lighting. Heading down to the basement, you are greeted with a recent professional renovation that includes features like: coffered ceiling tile, chevron wood waterfall countertop, subway tile backsplash, luxury carpet, bedroom barn door. A generous sized family/rec room with wet bar is perfect for cozy movie nights. The sizeable basement bedroom includes a gorgeous 4pc ensuite bathroom - an absolute must-see in person! For more information about this property and to book your personal showing, call today!**

Inclusions: **Basement mini fridge, basement microwave, basement tv mount, garage shelving, window coverings, shed, hose reel, fire pit.**

Property Listed By: **COLDWELL BANKER UNITED**

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











