

# \$624,900 - 306 Berard Crescent, Fort McMurray

MLS® #A2186457

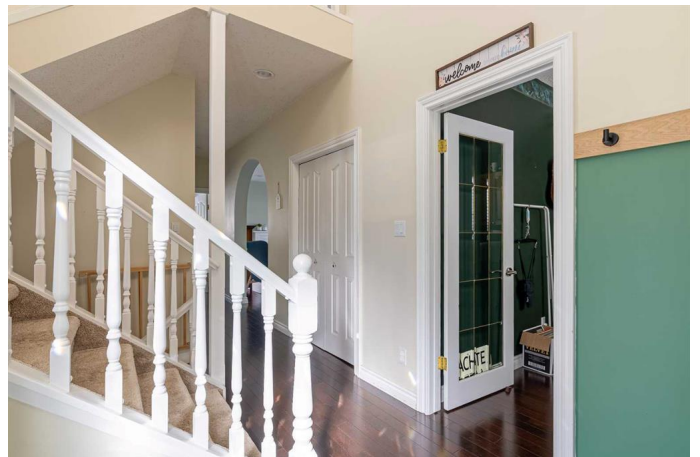
**\$624,900**

5 Bedroom, 4.00 Bathroom, 1,951 sqft

Residential on 0.16 Acres

Timberlea, Fort McMurray, Alberta

306 Berard Crescent located in the desired neighbourhood of Burton Estates, is a lovely nearly 2000 Ft<sup>2</sup> 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/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!

Built in 1997

### Essential Information

MLS® #	A2186457
Price	\$624,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,951
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	306 Berard Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Walk-In Closet(s), Ceiling Fan(s), Wet Bar
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Oven, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Level, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	158
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.