

\$648,800 - 307 Berard Crescent, Fort McMurray

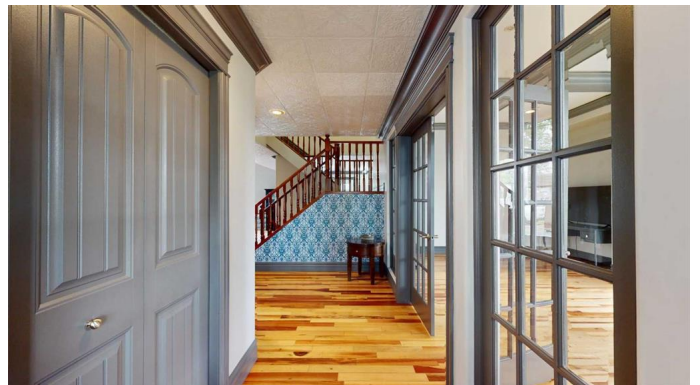
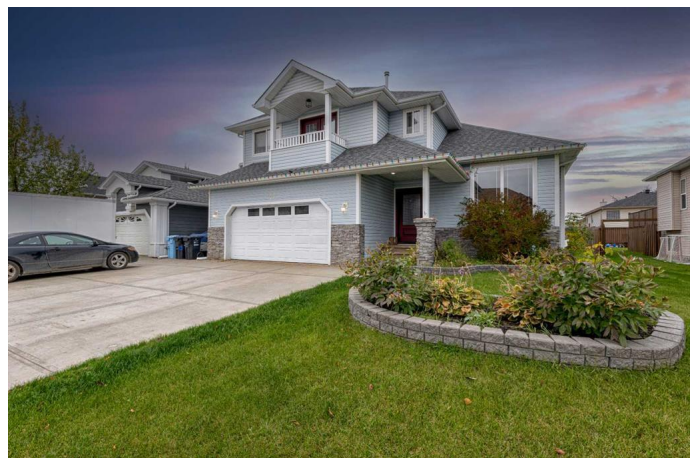
MLS® #A2198445

\$648,800

5 Bedroom, 4.00 Bathroom, 2,191 sqft
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

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 it's the time to make this exceptional home yours, with plenty of room to add your personal touch!

Built in 1998

Essential Information

MLS® #	A2198445
Price	\$648,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,191
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Berard Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo

Province Alberta
Postal Code T9K1W2

Amenities

Parking Spaces 4
Parking Double Garage Attached, Off Street
of Garages 2

Interior

Interior Features Central Vacuum, French Door, High Ceilings, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Crown Molding, Jetted Tub
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating Fireplace(s), Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Garden, Lighting, Built-in Barbecue, Fire Pit, Outdoor Grill
Lot Description Back Yard, Front Yard, Landscaped, Garden, Gazebo
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025
Days on Market 7
Zoning R1

Listing Details

Listing Office People 1st Realty

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