

\$649,900 - 315 Berard Crescent, Fort McMurray

MLS® #A2174752

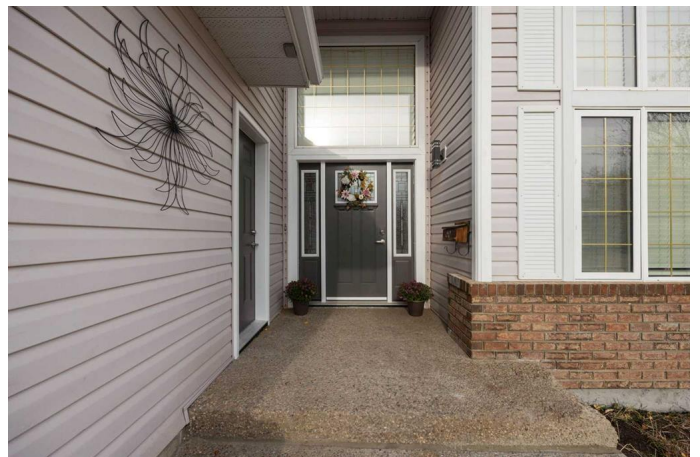
\$649,900

6 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

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.

Built in 1997

Essential Information

MLS® #	A2174752
Price	\$649,900
Sold Price	\$640,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,752
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	315 Berard Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Walk-In Closet(s), Double Vanity, Quartz Counters, See Remarks, Soaking Tub, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Living Room
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Gazebo, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 27th, 2024
Days on Market	34
Zoning	R1
HOA Fees	0.00

Listing Details

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