



## 143 Berard Crescent Fort McMurray Alberta

\$899,900

DREAM HOME LIVING! 5 BEDROOMS and 3 BATHROOMS UPSTAIRS! Welcome to 143 Berard Crescent sitting on an over 9000 sqft lot backing onto the greenbelt on one of Fort McMurray's most desirable streets. This home is big enough for any family with over 3200sqft of living space above grade PLUS a developed basement. Let's start with the unique second level layout featuring 5 BEDROOMS (yes you read that right, 5 BEDROOMS on the second level) and 3 FULL BATHROOMS (a Jack n' Jill bathroom between bedroom 4 and 5), a 4PC main bathroom in the hallway and a modern master ensuite with dual sinks, a gorgeous freestanding tub and a walk in tiled shower. All bathrooms have been recently renovated. The master bedroom is also a showstopper with large windows overlooking the green belt and enchanted Birchwood Trails and it has 2 walk in closets. The beautiful kitchen could be straight out of a design magazine with white cabinetry highlighted with natural wood features, quartz countertops, timeless backsplash, built in wine fridge, corner pantry, huge island and stainless steel appliances. The functional main floor layout boasts a main floor office (perfect for those working from home), formal living room, formal dining room, laundry room and an open concept kitchen, dining and family room. The attention to detail in this home is next level with vaulted ceilings in the family room, coffered ceiling in the formal dining room, underground sprinklers, in-floor heat in basement and garage, 2 furnaces and 2 AC units, skylight, a water softener, quartz countertops, triple pane windows throughout most of the home and new tile flooring and new low maintenance but beautiful LVP flooring throughout the main level, stairs, second level hallway and basement. The basement features a massive rec room with lots of natural light, a 3pc bathroom and a huge mechanical room with lots of storage space. The...

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 14.75 Ft x 12.50 Ft

Bedroom 18.83 Ft x 11.00 Ft

Bedroom 12.58 Ft x 9.33 Ft

Recreational, Games room 20.67 Ft x 40.75 Ft

2pc Bathroom Measurements not available

Den 13.42 Ft x 7.92 Ft

Dining room 13.83 Ft x 12.17 Ft

Other 8.92 Ft x 8.00 Ft

Family room 20.92 Ft x 13.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

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**Bedroom** 12.08 Ft x 11.00 Ft

**Primary Bedroom** 14.75 Ft x 13.58 Ft

**3pc Bathroom** Measurements not available

**Kitchen** 18.00 Ft x 13.50 Ft

**Laundry room** 6.00 Ft x 9.50 Ft

**Other** 7.00 Ft x 9.75 Ft