



203 Berard Crescent Fort McMurray Alberta

\$599,900

AMAZING OPPURTUNITY TO LIVE ON BERARD CRESCENT AT AN AFFORDABLE PRICE, BACKING GREEN BELT AND BIRCHWOOD TRAILS, OVER 3600 SQ FT AND SITUATED ON 7400 SQ FT LOT! This ONE OF KIND floor plan offers a fantastic layout that offers 4bedrooms 4 bathrooms, large main floor office and a fully developed basement with family room and den and theatre room. Enter into this custom built home to a Grande entrance way that opens up to a great room with gas fireplace, than a large main floor office, hardwood floors, a separate formal dining room with double French doors that leads you to your covered exterior deck. This entire back of this main level is a bank of large windows with greenbelt views. The main level continues with a another open concept living area separate from your great room and dining room. This space includes a custom kitchen with granite counter tops, eat up breakfast bar, dining nook with another set of French doors leading to your deck and yard. In addition you have a family room with 3 way fireplace. This level is complete with main floor laundry. The stunning stair case leads you to the upper level that overlooks the main, and is complete with hardwood and and offers 3 large bedrooms. The 2nd bedroom and Primary bedroom both feature double French doors that take you to your upper deck. The Primary bedroom features a custom California Closet, and full ensuite that was renovated with double sinks, granite counter tops, stunning walk in steam shower surround by tile. The fully developed basement features a 4th bedroom and den, large family room with cabinets built in and a additional theater room with custom built in cabinets. This level is also complete with a beautiful bathroom, with tile floors, walk in shower and a space for your future claw foot soaker tub. For those needing storage the lower level offers a massive storage room. The exterior of this home

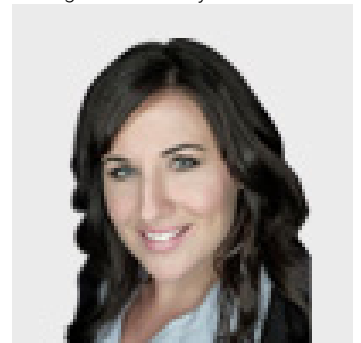
...

- 4pc Bathroom 9.50 Ft x 12.00 Ft
- Bedroom 15.75 Ft x 12.83 Ft
- Bedroom 12.25 Ft x 10.08 Ft
- 2pc Bathroom 11.58 Ft x 6.33 Ft
- 4pc Bathroom 11.58 Ft x 5.00 Ft

- 4pc Bathroom 9.17 Ft x 11.08 Ft
- Bedroom 9.58 Ft x 14.92 Ft
- Bedroom 11.58 Ft x 10.17 Ft
- Primary Bedroom 15.75 Ft x 17.17 Ft

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

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>



RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net