



307 Berard Crescent Fort McMurray Alberta

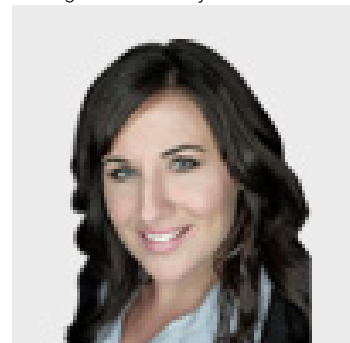
\$679,900

Presenting one of Burton Estates' finest homes - 307 Berard Crescent, conveniently located steps away from two elementary schools, churches, and the Birchwood Trail system. Starting with the main entrance of this prestigious home, you are greeted with an oversized main door, making it quick and easy to get your things moved in! The grand staircase is the focal point of the entranceway, but not to be outdone by the addition of French Doors on the right, leading to the parlour, equipped with a gas fireplace. This room is versatile and can be used as a formal living/dining room, or a private office/library. Meandering through this main level, you'll also find the place to hang out is in the open family/dining/kitchen areas at the rear of the home, offering sky high coffered ceilings, giving it a feeling of luxury without compromise! Cozy up in front of the home's second gas fireplace with a nice view to the back yard oasis. The durable and eye-catching tiger wood floors lead you to the main floor laundry, and a powder room completes this spacious main floor. Heading upstairs, you'll pass two generously sized bedrooms and the main 4 piece bath on your way to the primary bedroom! In here, you'll be wowed by the sheer size of the room, as well as the massive double closets, and a private balcony for those intimate summer evenings when you want to enjoy some peace and quiet. The 4 piece primary ensuite that includes a stand up shower and corner jetted tub, offers more than enough space for those mornings when there are two of you needing to get out the door at the same time, there's even enough room to place a large piece of furniture in there, if you need it! A walk-in closet sits conveniently at the end of this sprawling ensuite. The basement has been completely finished and has two more bedrooms and a 4 piece bath with its very own urinal! There is a large storage...

3pc Bathroom 7.58 Ft x 9.92 Ft
 Bedroom 11.75 Ft x 13.58 Ft
 Bedroom 11.67 Ft x 11.67 Ft
 Recreational, Games room 11.67 Ft x 23.67 Ft
 Storage 7.83 Ft x 8.25 Ft
 Furnace 16.42 Ft x 13.00 Ft
 2pc Bathroom 5.33 Ft x 4.67 Ft
 Other 9.17 Ft x 12.17 Ft
 Family room 17.00 Ft x 14.33 Ft

Kitchen 12.00 Ft x 15.17 Ft
 Laundry room 7.42 Ft x 4.67 Ft
 Living room 13.33 Ft x 21.75 Ft
 4pc Bathroom 8.25 Ft x 5.00 Ft
 4pc Bathroom 8.25 Ft x 13.42 Ft
 Primary Bedroom 16.58 Ft x 17.00 Ft
 Bedroom 10.75 Ft x 10.42 Ft
 Bedroom 11.75 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
SELLER DIRECT NORTHERN
HOMES REALTY

<http://www.sellerdirectnorthernhomes.com/>



RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

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