



307 Berard Crescent Fort McMurray Alberta

\$649,900

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...

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

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

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Listing Presented By:



Originally Listed by:
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RE/MAX®

RE/MAX Fort McMurray

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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

Bedroom 10.75 Ft x 10.42 Ft

Bedroom 11.75 Ft x 10.08 Ft