



315 Berard Crescent Fort McMurray Alberta

\$649,900

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 humidi...

Recreational, Games room 31.42 Ft x 30.92 Ft

Bedroom 14.67 Ft x 9.92 Ft

Bedroom 12.08 Ft x 10.25 Ft

Bedroom 12.08 Ft x 10.75 Ft

4pc Bathroom 8.42 Ft x 11.58 Ft

Storage 3.25 Ft x 11.58 Ft

Living room 16.42 Ft x 16.58 Ft

Kitchen 10.33 Ft x 13.25 Ft

Breakfast 12.17 Ft x 11.75 Ft

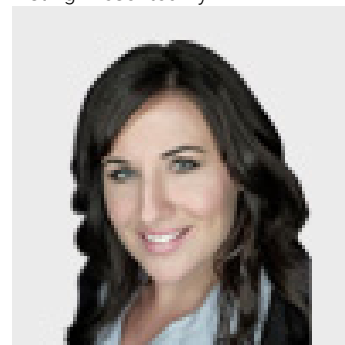
Dining room 12.33 Ft x 11.08 Ft

Primary Bedroom 15.92 Ft x 20.25 Ft

5pc Bathroom 9.50 Ft x 8.67 Ft

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

Listing Presented By:



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RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

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

Laundry room 18.67 Ft x 9.17 Ft

Furnace 6.58 Ft x 6.08 Ft

Office 12.00 Ft x 10.50 Ft

Bedroom 9.92 Ft x 9.92 Ft

Bedroom 13.92 Ft x 10.00 Ft

4pc Bathroom 4.92 Ft x 9.92 Ft