



**147 Berard Crescent  
Fort McMurray, Alberta**

**MLS # A2298420**



**\$679,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 147 Berard Crescent, a spacious and well-maintained 4-bedroom, 3-bathroom bungalow situated on an impressive 11,237 sq ft lot, offering over 3,300 sq ft of total living space, a HEATED DOUBLE ATTACHED GARAGE, NO NEIGHBOURS BEHIND, and BACKING ONTO GREEN SPACE for added privacy. The main floor features a bright open-concept layout highlighted by a central gas fireplace, vaulted ceilings, and large windows that allow natural light to flow effortlessly throughout. The well-appointed kitchen is complete with granite countertops, a large island with breakfast bar, pantry, skylight, and ample wood cabinetry, seamlessly connecting to the dining and living areas—perfect for everyday living and entertaining. The generously sized primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite with double vanity. Two additional bedrooms, a full bathroom, and a convenient main floor laundry room complete this level. The fully finished basement provides exceptional additional living space with a massive recreation room, separate bonus room, two bedrooms, full bathroom, and plenty of storage. Step outside to enjoy the private backyard featuring a massive deck and built-in BBQ, ideal for entertaining or relaxing while overlooking the peaceful greenbelt. Located close to parks, schools, walking trails, and amenities, this home offers an outstanding combination of space, privacy, and location—perfect for families seeking comfort and room to grow. Book your private showing today!