



GRASSROOTS
REALTY GROUP

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**306 Berard Crescent
Fort McMurray, Alberta**

MLS # A2186457



\$624,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Walk-In Closet(s), Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Basement mini fridge, basement microwave, basement tv mount, garage shelving, window coverings, shed, hose reel, fire pit.

306 Berard Crescent located in the desired neighbourhood of Burton Estates, is a lovely nearly 2000 Ft²; 2-storey home. Upon arriving at the home, you will notice its excellent curb appeal, painted exterior, aggregate drive way, and gravel area for RV parking. Entering the home, you are greeted in the foyer with tons of natural light. The main floor office has english style charm, with built in desk and cabinetry. Hardwood flooring runs seamlessly throughout the main floor. Entering through the archway to the kitchen, dining and living area. The kitchen cabinets are beautiful solid oak. For added space and convenience enjoy a deep walk-in pantry with window. The eat-in dining area overlooks the large back yard. Here you will also find access to your backyard. The living area is framed beautifully with wainscoting and a gas fire place as a focal point. Upstairs you will find 2 excellent sized bedrooms, 4pc main bathroom, bonus room/4th bedroom above the garage, and tasteful primary bedroom with walk-in closet and 5pc ensuite + skylights to optimize on natural lighting. Heading down to the basement, you are greeted with a recent professional renovation that includes features like: coffered ceiling tile, chevron wood waterfall countertop, subway tile backsplash, luxury carpet, bedroom barn door. A generous sized family/rec room with wet bar is perfect for cozy movie nights. The sizeable basement bedroom includes a gorgeous 4pc ensuite bathroom - an absolute must-see in person! For more information about this property and to book your personal showing, call today!