



**GRASSROOTS**  
REALTY GROUP

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287 Berard Crescent  
Fort McMurray, Alberta

MLS # A2316889



**\$734,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Central AC

Welcome to this lovingly renovated 6-bedroom, 3-bathroom home in one of the area's most sought-after neighbourhoods. The sun-filled kitchen, breakfast nook, and living room showcase an incredible amount of natural light, highlighting the home's beautiful finishes, soaring ceilings and modern updates. Renovated from top to bottom, every space has been thoughtfully designed to offer comfort, style, and functionality. Downstairs, you'll find a spacious rec room/living area that provides the perfect gathering space for family and friends. The 6th bedroom, located just off the rec room, offers excellent flexibility and would make an ideal home office, workout room, toy room, gaming room, or hobby space. Situated on a mature lot of nearly 11,000 sq ft, the property offers exceptional outdoor space. The backyard features a gate with direct access to the street behind, making it easy to store boats, trailers, and other recreational toys. For added convenience, a bus stop is located just outside the back gate. Combined with wonderful neighbours and an exceptional location, this is a rare opportunity to own a truly special family home.