



**GRASSROOTS**  
REALTY GROUP

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**283 Berard Crescent  
Fort McMurray, Alberta**

**MLS # A2319728**



**\$649,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Drive Through, Garage Faces		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, See Remarks		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings		

**Inclusions:** fridge, stove, dishwasher, washer/dryer, all window coverings, garage heater, central air, central vacuum 'as is where is', garage door opener w/remote

Wow! Big is Beautiful! Are you looking to live in the B's? This family home ticks all the boxes. Situated in the Prestigious neighborhood of Burton Estates, just steps away to the Birchwood Trails, transportation route, and all amenities. This home sits on a big PIE Shaped yard with apple trees, a gated fence where you can pop out on to Eglert and grab the bus, perfect for kids going to school! A big rear deck to hang out and enjoy your BBQ's with family and friends. Inside you have high ceilings, crystal chandeliers archways and pillars adding that elegance and luxury feel throughout the home. The spacious foyer leads to the attached HEATED double garage, the main floor or lower level. The main floor features two family rooms, one with a gas fireplace. The kitchen features a raised breakfast bar, stainless steel appliances, and dining off overlooking your rear yard. The primary bedroom is BIG with a real walk in closet, private ensuite with deep soaker tub, separate shower and vanity. There is even room if you want to setup a sitting area to relax and read a good book. The main floor features 2 more BIG bedrooms great for the kids or guests. The lower level has seen an upgrade of renovations, in 2023 they renovated the basement with gorgeous tile flooring, lighting, baseboards, paint, and more. There are two more bedrooms, laundry, and a fantastic family room great for movie night! There are so many things to LOVE about this home, the only thing missing is YOU! Call to view. This home sits in a cul-de-sac and so much more. The shingles were replaced in 2023. Heater was installed in garage 2014, the central air was installed in 2019. Hot water tank 2017, 2019 furnace was upgraded and serviced to accommodate central air..