

# \$885,260 - 127 Berard Crescent, Fort McMurray

MLS® #A2209562

**\$885,260**

5 Bedroom, 5.00 Bathroom, 2,967 sqft  
Residential on 0.16 Acres

Timberlea, Fort McMurray, Alberta

EXCEPTIONAL FAMILY LIVING IN PRIME LOCATION! 4 BEDRMS UPSTAIRS! TRIPLE CAR GARAGE! BACKS ONTO THE BIRCHWOOD TRAILS! OVER 3900 SQFT OF LIVING SPACE! Welcome to 127 Berard Crescent, where elegance meets comfort in one of Fort McMurray's most sought-after neighborhoods! This spectacular home backs directly onto the serene greenbelt and the famous Birchwood Trails, providing you with a private oasis right in your backyard. Perfect for families, this stunning property is within walking distance to two elementary schools, offering unmatched convenience. Step inside to be greeted by an awe-inspiring grand entry featuring double doors, a majestic curved staircase with rich newer hickory hardwood finishes, soaring ceilings, and new LVP flring. The thoughtfully designed second flr offers an incredible layout with 4 BEDRMS and 3 FULL BATHRMS, including a ensuite in the primary bedrm, a 4PC main bathrm in the hallway and an additional 3PC ensuite off the 4th bedrmâ€”ideal for large or multi-generational families! The primary bedrm is a true retreat, with vaulted ceilings, a cozy sitting area, a spacious walk-in closet, and an oversized ensuite complete with an huge two-person jetted tub, dual sinks, a water closet, and a steam shower (steamer unit as is). Hickory hardwd flring flows throughout the bedrooms and hallway, adding a touch of timeless elegance. On the main flr, youâ€™ll find everything you need for both work and play. A



main-flr office provides the perfect setting for remote work, while the formal living and dining rms are perfect for entertaining guests. The open-concept kitchen, dining, and family rm area is the heart of the home, featuring granite countertops, new light fixtures, stainless steel appls, a prep sink in the island, and a walk-in pantry with built-in shelves and drawers. The fully developed bsmt extends your living space, complete w/ in-floor heating, LVP flring, a fifth bedrm, another full bathrm, a den, a rec rm, and a massive storage rm w/ built-in shelving. Plus, the laundry rm is equipped with two washing machines, making laundry day a breeze! Added upgrades include some interior walls are insulated for noise reduction and the kitchen pantry and all closets have custom built MDF shelving. The south-west facing backyard is nothing short of spectacular, w/ a new deck, glass railing and a privacy wall surrounded by mature trees that offer the perfect blend of sunshine and shade. This greenbelt lot is a gem, providing direct access to the Birchwood Trails for year-round outdoor activities like cross-country skiing, biking, and running. If you are going to buy a home on the greenbelt why not buy on the best greenbelt in Fort McMurray, the BIRCHWOOD TRAILS. Parking is never an issue with the oversized interlocking stone driveway, spacious enough for four vehicles, plus the attached TRIPLE CAR GARAGE with in-floor heating and fresh paint. This meticulously maintained home truly radiates pride of ownership and is a great opportunity for any growing family.

Built in 1998

### **Essential Information**

MLS® #	A2209562
Price	\$885,260
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,967
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	127 Berard Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1V8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	3

### **Interior**

Interior Features	Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, See Remarks, Views
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.