

# \$545,000 - 247 Burton Place, Fort McMurray

MLS® #A2223987

**\$545,000**

5 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 247 Burton Place, nestled in one of Fort McMurray's most sought-after, established neighbourhoods, surrounded by top-rated schools, lush parks, and some of the city's most scenic hiking and biking trails. This spacious 5-bedroom, 3-bathroom home is the perfect blend of comfort and functionality, featuring a chef's kitchen with granite counters, ample storage, a gas stove, and a large island ideal for entertaining. The sun-soaked living room, thanks to massive windows, creates a warm and inviting atmosphere throughout the main floor. Downstairs, the versatile basement offers endless possibilities as a rec room, games area, or private guest retreat, complete with a wet bar and one of two cozy gas fireplaces. Additional highlights include laminate and ceramic flooring, air conditioning, a newer HWT and A/C unit, a fully fenced yard, an entertainer's deck with hot tub, and thoughtful upgrades like ghost screen doors and 2017-installed toilets. With a gas BBQ hookup and everything you need to enjoy both indoor and outdoor living, this home is truly a rare find in a prime location.

Built in 1998

## Essential Information

MLS® # A2223987

Price \$545,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,571       |
| Acres          | 0.14        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 247 Burton Place |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K1W4           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Granite Counters, Kitchen Island, No Smoking Home  |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Dining Room, Family Room, Gas, See Remarks  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Back Yard, Few Trees, Landscaped |
| Roof            | Cedar Shake                      |
| Construction    | Vinyl Siding                     |
| Foundation      | Poured Concrete                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 16             |
| Zoning         | R1             |

### **Listing Details**

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

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