



THE
A-TEAM

**RE/MAX
FIRST**

337 BURTON Place, Fort McMurray T9J1V7

MLS® #: **A2085366**

Area: **Timberlea**

Listing Date: **10/09/23**

List Price: **\$595,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1998

Lot Information

Finished Floor Area

Lot Sz Ar:

5,348 sqft

Lot Shape:

Abv Sqft:

1,893

Low Sqft:

Ttl Sqft:

1,893

DOM

220

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete

Flooring:

Carpet,Hardwood,Linoleum,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Washer/Dryer

Int Feat:

Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`6"
Family Room	Main	17`2" x 17`8"
Living Room	Main	16`2" x 13`11"
4pc Ensuite bath	Second	8`9" x 11`4"
Bedroom	Second	12`3" x 13`0"
3pc Bathroom	Basement	8`5" x 7`7"
Bedroom	Basement	11`6" x 11`5"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`11"
Kitchen	Main	9`11" x 13`0"
4pc Bathroom	Second	8`8" x 5`0"
Bedroom	Second	10`5" x 10`0"
Bedroom - Primary	Second	14`0" x 13`0"
Bedroom	Basement	11`11" x 10`2"
Game Room	Basement	17`11" x 30`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521401

Remarks

Pub Rmks: **ATTACHED HEATED GARAGE! AMPLE PARKING! 5 BEDROOMS! Welcome to 337 Burton Place. On the main floor this home offers a large sitting room or space perfect for a home office which is located right off the front entrance area. Down the hall you will find an OPEN CONCEPT feel between the kitchen and living room/dining areas. The white kitchen offers ample counter and cabinet space which includes a large island, corner pantry, and of course s/s appliances. The large living room is accented with a gas fireplace and comes with built in cabinetry. The dining room is sure to have room for the entire family and gives access to the back deck where you will find the landscaped and fenced back yard. The. main floor also offers a half bathroom and a laundry room that has even more cabinetry and closet space. The second level has new vinyl plank flooring and offers 3 bedrooms which includes the large Primary bedroom that has a walk through closet to a 4 PCE en suite bathroom. The second level also offers 2 spare bedrooms and another 4 Pce bathroom. The basement is fully developed and has 2 large bedrooms, an updated 3 PCE bathroom, and of course a massive rec room which is perfect for a kids playroom or spot to watch the big game. Last but not least the double attached garage is heated and has an epoxy flooring cover. Other features includes A/C, central vac, an oversized hot water tank, and home with freshly painted in 2020. Call now to book your personal showing.**

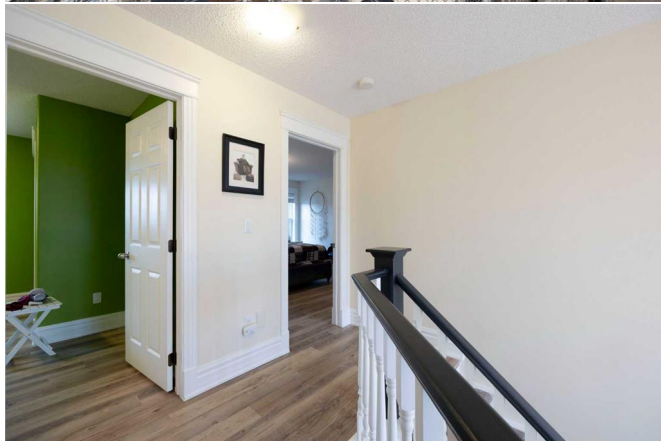
Inclusions: **Fridge,Stove,Dishwasher,Microwave,Washer,Dryer,All window coverings, A/C unit, garage heater, central vac and attachments,**

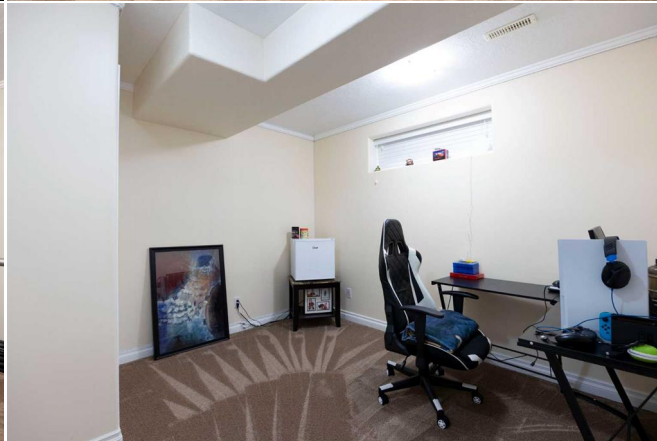
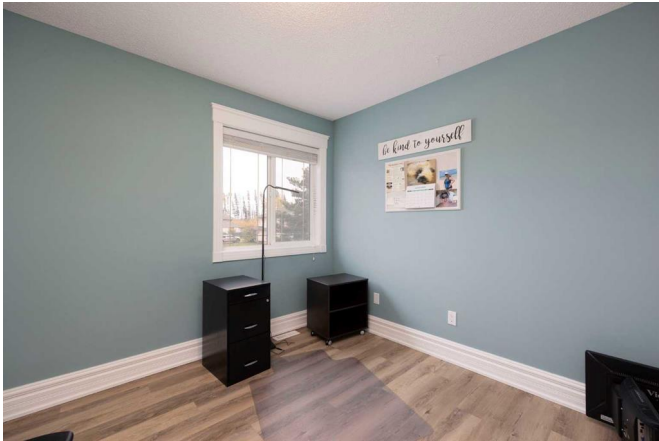
Property Listed By: **ROYAL LEPAGE BENCHMARK**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











337 Burton Pl, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade: 1800 sq. ft.



While square footage is provided for each floor, it is not intended to be used for valuation purposes and is subject to independent verification.

PREPARED: JESSY DODS

BIGUIDE