



THE
A-TEAM

**RE/MAX
FIRST**

312 BURTON Place, Fort McMurray T9K 1V5

MLS®#: **A2119228**

Area: **Timberlea**

Listing Date: **04/02/24**

List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1998

Lot Information

Lot Sz Ar:

5,839 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,576

Low Sqft:

Ttl Sqft:

1,576

DOM

27

Layout

Beds:

7 (3 4)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Cleared,Front Yard,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Street Lighting,Private,Treed

Double Garage Attached,Driveway,Garage Faces Front,Off Street,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Living Room

Dining Room

4pc Ensuite bath

Bedroom

Foyer

Bedroom

Level

Main

Main

Main

Main

Main

Basement

Dimensions

21`9" x 14`8"

19`7" x 9`3"

8`4" x 4`11"

10`9" x 11`0"

5`2" x 13`6"

15`2" x 8`7"

Room

Kitchen

4pc Bathroom

Bedroom - Primary

Bedroom

Bedroom

Furnace/Utility Room

Level

Main

Main

Main

Main

Basement

Basement

Dimensions

15`6" x 10`3"

8`5" x 4`11"

17`5" x 14`8"

10`8" x 11`0"

19`0" x 8`10"

8`7" x 11`9"

Bedroom
Storage
4pc Bathroom

Basement
Basement
Basement

10`3" x 17`8"
3`2" x 6`4"
4`11" x 9`6"

Bedroom
Game Room

Basement
Basement

10`3" x 17`9"
11`8" x 18`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8521401

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 312 Burton Place - Nestled in the desirable neighborhood of the B's, this stunning residence sits gracefully along the peaceful Greenbelt and Birchwood Trails within BURTON ESTATES. This highly desirable and family-oriented neighborhood offers close proximity to nature views, hiking, schools, public transportation, and shopping. This fully developed home features SEVEN BEDROOMS, THREE BATHROOMS, OVER 3000 SQ FT of TOTAL LIVING SPACE, AND DOUBLE ATTACHED GARAGE! As you enter, you're greeted by the warm glow of a sunlit living room, adorned with grand HIGH CEILINGS and a charming gas fireplace, setting the stage for cozy evenings with loved ones. Adjacent, the dining room seamlessly flows into a gourmet kitchen, complete with sleek laminate countertops, a functional kitchen island, and not one, but TWO PANTRIES, ensuring ample storage for culinary delights. Adjacent to the kitchen/dining area, you'll find a spacious deck that overlooks the picturesque backyard, complete with a cozy fire pit sitting area and a convenient shed for additional storage. Step back onto the main floor, where THREE spacious bedrooms await, including the luxurious master suite with a spa-like 4pc ensuite and a walk-in closet, all complemented by the convenience of MAIN FLOOR LAUNDRY. The lower level presents limitless entertainment options with a sprawling family room, cozily warmed by a pellet stove—ideal for intimate gatherings or movie nights. Discover FOUR MORE generously sized bedrooms and an additional 4pc bathroom with a tub/shower combo, offering abundant space for guests or expanding families. Outside, a sizable driveway provides ample room for additional or RV Parking. BONUS FEATURES: Enjoy the added comfort of a new furnace and hot water heater installed in 2015, along with a freshly painted exterior in 2016. Experience the perfect blend of elegance, comfort, and convenience at 312 Burton Place. Your dream home awaits—call for your personal showing today!

Inclusions:
Property Listed By:

Stove, Dishwasher, Fridge, OTR Microwave, Washer, Dryer, Garage Remote Opener, Window Coverings, Shed
EXP REALTY

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









