



THE
A-TEAM

**RE/MAX
FIRST**

280 BURTON Place, Fort McMurray T9K 1V5

MLS®#: **A2120555**

Area: **Timberlea**

Listing Date: **04/06/24**

List Price: **\$689,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2001**
Lot Information
Lot Sz Ar: **5,839 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,257**
Low Sqft:
Ttl Sqft: **2,257**

DOM

40
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:

**Backs on to Park/Green Space,Garden,Greenbelt,No Neighbours Behind,Landscaped,Rectangular Lot
Double Garage Attached,Garage Faces Front,Heated Garage,Insulated,Interlocking Driveway,Off Street**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`10" x 13`11"	Kitchen With Eating Area	Main	15`2" x 20`5"
Office	Main	10`3" x 9`3"	2pc Bathroom	Main	5`1" x 4`8"
Laundry	Main	11`7" x 9`0"	Bonus Room	Upper	20`11" x 13`8"
Bedroom - Primary	Upper	15`3" x 19`5"	Bedroom	Upper	12`2" x 15`1"
Bedroom	Upper	11`7" x 11`11"	4pc Bathroom	Upper	9`11" x 4`11"

5pc Ensuite bath
4pc Bathroom
Bedroom

Upper
Basement
Basement

9`1" x 10`0"
9`5" x 4`11"
14`0" x 12`11"

Bedroom
Family Room

Basement
Basement

11`5" x 4`11"
15`4" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8521401

Remarks

Pub Rmks:

Luxurious 2-storey home in sought after Burton Estates boasting a big green belt lot. This stunning property features a large open plan living area, 5 large bedrooms, 4 bathrooms, an office, a bonus room and a family room. The main floor offers elegant engineered hardwood floors, a well-appointed office, spacious living area with a gourmet kitchen and walk-through pantry, half bathroom, and convenient laundry. The beautiful kitchen showcases plenty of granite counter space and a central island plus the walk-through pantry. Upstairs, discover a large bonus room flooded with natural light, 3 spacious bedrooms, including an enormous primary bedroom with spectacular views of the Birchwood Trails, a walk-through closet plus a walk-in closet, and a lavish ensuite bathroom with 2 sinks, jetted tub and a separate shower. The main bathroom on the upper level has 2 sinks and a large new walk-in shower. This home has a finished basement that includes a family room, 2 bedrooms, and a 4 piece bathroom. Some other features: an attached heated double garage with a large interlocking brick driveway, central air and a 2022 installed 2 stage high efficiency furnace. The fully fenced backyard, with direct access to the walking trails, has a large deck, fire pit, and play area, it offers the perfect outdoor retreat. This amazing home is walking distance to some of the best schools in Fort McMurray. Call today to arrange your private showing of this stunning property!

Inclusions:
Property Listed By:

**Fridge, stove, OTR microwave, dishwasher, washer & dryer, air conditioner, garage heater, garden shed, play structure
COLDWELL BANKER UNITED**

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









