

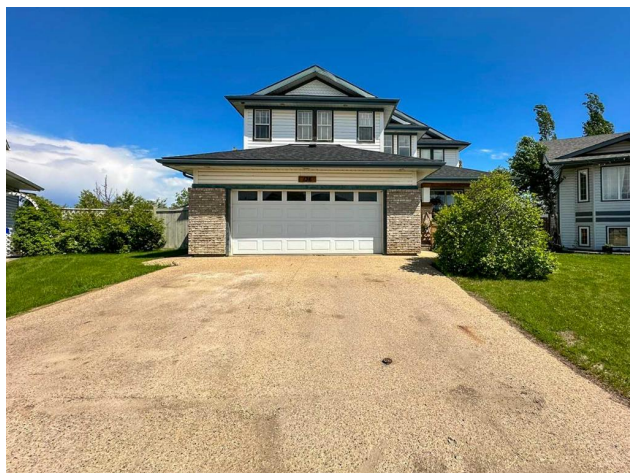


THE
A-TEAM

**RE/MAX
FIRST**

136 BURTON Place, Fort McMurray T9K1V4

MLS® #: **A2146200** Area: **Timberlea** Listing Date: **07/16/24** List Price: **\$739,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1997** Abv Sqft: **2,296**
 Lot Information Low Sqft:
 Lot Sz Ar: **11,712 sqft** Ttl Sqft: **2,296**
 Lot Shape:

DOM

93
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Pie Shaped Lot,See Remarks**
 Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Linoleum,Tile**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Jetted Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Breakfast Nook	Main	13`0" x 8`8"
Dining Room	Main	17`3" x 11`9"	Family Room	Main	14`4" x 18`2"
Kitchen	Main	22`3" x 14`7"	Laundry	Main	7`6" x 8`5"
4pc Bathroom	Second		5pc Ensuite bath	Second	
Bedroom	Second	11`2" x 11`5"	Bedroom	Second	9`7" x 14`4"

Bonus Room
Walk-In Closet
Bedroom
Game Room

Second
Second
Basement
Basement

17`0" x 15`4"
5`3" x 11`2"
11`6" x 12`3"
19`8" x 19`10"

Bedroom - Primary
3pc Bathroom
Bedroom

Second
Basement
Basement

11`10" x 14`4"
16`6" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8521401

Zoning:
R1

Remarks

Pub Rmks: **LOCATION in BURTON ESTATES on one of the LARGEST lots in the neighborhood!! Plus it is situated in a cul de sac with local traffic only. And there is gate access at the rear for RV parking. Large new deck, Radiant heat in the garage that also has built in cabinets. Now for the Interior! A dream kitchen with not one but two massive islands, both with upgraded natural stone counter tops, stainless steel appliances including a gas range, walk through pantry. Laundry and a 2 piece bath on the main floor. Tall foyer, crown moldings, upgraded light fixtures, 3 sided fireplace between the living room and the nook area, engineered hardwood floors are just some of the many features this home has to offer. There is an array of windows to let in the natural light! Bonus room over the garage. Large Master bedroom has a walk in closet with built in organizers, ensuite with corner jetted tub, his and her sinks, separate shower and a recently installed electric fireplace. Remaining 2 bedrooms are generous in size and both have access to the full bathroom. The fully developed basement has recently had improvements of new vinyl plank flooring, baseboards and a renovated 3 piece bath. The family room features a custom built in bar and the extra large bedroom has a huge closet. Shingles were replaced 1.5 years ago, furnace and C.air 3 years ago. Don't miss out, call today to view this stunning home at 136 Burton Place!!!**

Inclusions: **Gas stove, range hood, microwave, dishwasher, refrigerator, wine fridge, washer, dryer,sheds**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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