

**176 BURTON Place, Fort McMurray T9K 1V4**

MLS®#: **A2147159** Area: **Timberlea** Listing Date: **07/05/24** List Price: **\$479,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 23-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **6,175 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,343**  
 Low Sqft:  
 Ttl Sqft: **1,343**

DOM

**199**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Street Lighting,Yard Lights,Private**  
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Lighting,Private Yard,Storage**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,High Ceilings,Jetted Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`11"	4pc Ensuite bath	Main	8`11" x 5`11"
Bedroom	Main	9`0" x 11`5"	Bedroom	Main	9`11" x 11`10"
Dining Room	Main	17`10" x 9`4"	Kitchen	Main	15`6" x 10`11"
Living Room	Main	13`1" x 16`4"	Bedroom - Primary	Main	12`5" x 19`0"
3pc Bathroom	Basement	6`5" x 6`1"	Bedroom	Basement	13`10" x 12`3"
Laundry	Basement	11`0" x 6`8"	Game Room	Basement	24`9" x 33`5"
Furnace/Utility Room	Basement	10`4" x 14`10"	Foyer	Lower	10`1" x 6`4"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R1**

**8521401**

Remarks

Pub Rmks:

**Welcome to 176 Burton Place located in the 'B' streets of Timberlea on a large 6175 sqft lot with a west facing backyard and no neighbours behind!!! This bi-level features over +2700 sqft of interior living space including 4 beds (3+1), 3 baths and a fully developed updated basement with a separate exterior entrance. In addition, this home has an attached heated double garage (23'7' x 22') plus a large aggregate driveway with space to park 3 vehicles. As you enter this home, you immediately notice the high vaulted ceilings, freshly painted white walls, and large windows allowing in tons of natural light. The main floor features a living room with a cozy gas fireplace, an eat-in kitchen, 3 bedrooms, and 2 full bathrooms. The modern kitchen has been updated with refinished white cabinetry + new hardware and is equipped with a large eat-up breakfast bar and pantry. Adjacent to the kitchen is the dining area, which overlooks the backyard and has access to the large rear deck. The fully fenced backyard gets afternoon and evening sun and has a brick fire pit, making this the perfect place to relax on those warm summer nights. To finish off the main floor is a large master bedroom with a 4pc ensuite & walk-in closet. The basement was recently updated with fresh paint, new gas fireplace and new carpets and is equipped with above grade windows making this space feel bright and airy. This level features a large laundry room with a side-by-side washer/dryer and sink plus a 4th bedroom, 3pc bath, and an oversized rec room that could be used as a second living room or easily converted into a 5th bedroom. Bonus Features: New shingles (2017), new attic insulation (2017), outdoor sheds x 2. This home is priced to sell! Request a showing today!**

Inclusions:  
 Property Listed By:

**Fridge, Stove, Dishwasher, OTR Microwave, Washer & Dryer, Garage Door Opener, Outdoor Sheds x 2.**  
**KIC Realty**

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









