



THE
A-TEAM

**RE/MAX
FIRST**

176 BURTON Place, Fort McMurray T9K 1V4

MLS®#: **A2147159**

Area: **Timberlea**

Listing Date: **07/05/24**

List Price: **\$479,900**

Status: **Pending**

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**

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

DOM

104
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,175 sqft**
Lot Shape:

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
4pc Bathroom	Main	8`0" x 5`11"
Bedroom	Main	9`0" x 11`5"
Dining Room	Main	17`10" x 9`4"
Living Room	Main	13`1" x 16`4"
3pc Bathroom	Basement	6`5" x 6`1"
Laundry	Basement	11`0" x 6`8"
Furnace/Utility Room	Basement	10`4" x 14`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`11" x 5`11"
Bedroom	Main	9`11" x 11`10"
Kitchen	Main	15`6" x 10`11"
Bedroom - Primary	Main	12`5" x 19`0"
Bedroom	Basement	13`10" x 12`3"
Game Room	Basement	24`9" x 33`5"
Foyer	Lower	10`1" x 6`4"







