



THE
A-TEAM

**RE/MAX
FIRST**

167 BURTON Place, Fort McMurray T9K1V4

MLS®#: **A2148059**

Area: **Timberlea**

Listing Date: **07/09/24**

List Price: **\$509,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 12-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1998**

Finished Floor Area
Abv Sqft: **1,655**
Low Sqft:
Ttl Sqft: **1,655**

Lot Information

Lot Sz Ar: **6,621 sqft**
Lot Shape:

DOM

69
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Other**

Construction: **Mixed,Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`4"	4pc Ensuite bath	Main	7`7" x 9`8"
Bedroom - Primary	Main	12`5" x 111`1"	Bedroom	Main	11`2" x 10`6"
Bedroom	Main	14`10" x 10`1"	Dining Room	Main	12`9" x 9`9"
Family Room	Main	10`8" x 15`0"	Kitchen	Main	21`9" x 9`9"
Living Room	Main	12`7" x 17`10"	4pc Bathroom	Basement	4`11" x 7`10"
Bedroom	Basement	14`0" x 12`3"	Great Room	Basement	17`8" x 25`7"
Game Room	Basement	20`2" x 19`3"	Office	Basement	11`11" x 12`2"

Title: **Fee Simple**
Legal Desc: **8521401**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 167 Burton Place! That's right its in the "B,s", one of the most sought-after neighbourhoods in Fort McMurray! Located on a large corner lot, close to schools, playgrounds, and of course the beautiful Birchwood trails! This spacious bilevel offers over 2700 sqft of living space top to bottom! The main entrance is sunny and welcoming with plenty of space for shoes, coats and backpacks! The upper level boasts a large living room with gorgeous archways, beautiful hardwood flooring which continues throughout the upper level. The kitchen and dining area has tons of cupboards, and counter space for the chef in the house, as well as a cozy fireplace! The primary bedroom, has a walk in closet and a 4pc ensuite with corner tub. There are two more bedrooms and a full bathroom to complete the upper level. The basement is full developed with a fourth bedroom, 4pc bathroom and huge family room. There is also a den area that could easily be a 5th bedroom. Laundry room, utility room and storage complete the lower level. The attached heated garage allows for extra parking, added storage or a great work room! This home comes complete with A/C for our hot summers, and is a no carpet home! This is the perfect family home in a fantastic neighbourhood! Call to view today!**

Inclusions: **N/A**
Property Listed By: **COLDWELL BANKER UNITED**

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









