



THE
A-TEAM

**RE/MAX
FIRST**

153 BURNS Place, Fort McMurray T9K2G5

MLS®#: **A2157284**

Area: **Timberlea**

Listing Date: **08/14/24**

List Price: **\$899,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1986**
Lot Information
Lot Sz Ar: **14,622 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,522**
Low Sqft:
Ttl Sqft: **2,522**

DOM

35
Layout
Beds: **6 (3 3)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt,Landscaped,Many Trees,Treed**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Beamed Ceilings,Built-in Features,Crown Molding,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`0" x 5`0"	4pc Ensuite bath	Main	15`1" x 6`2"
Bedroom	Main	13`10" x 13`7"	Bedroom	Main	15`6" x 11`0"
Dining Room	Main	14`10" x 12`11"	Breakfast Nook	Main	15`7" x 9`11"
Foyer	Main	13`2" x 9`6"	Kitchen	Main	18`9" x 13`0"
Living Room	Main	19`1" x 16`11"	Bedroom - Primary	Main	19`5" x 18`10"
Sunroom/Solarium	Main	25`5" x 22`11"	4pc Bathroom	Basement	10`11" x 5`6"
4pc Bathroom	Basement	7`10" x 5`0"	Bedroom	Basement	17`7" x 12`5"

Bedroom
Office
Storage

Basement
Basement
Basement

15`1" x 14`3"
7`5" x 6`0"
27`10" x 26`1"

Bedroom
Game Room

Basement
Basement

15`9" x 10`2"
30`6" x 28`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8320286

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 153 Burns Place, where executive living meets unparalleled luxury on one of Fort McMurray's most prestigious streets. This magnificent home spans over 2,500 square feet and sits on nearly 15,000 square feet of beautifully landscaped land, directly backing onto the serene Birchwood Trails. As you approach, you'll be greeted by an impressive facade and a spacious driveway with RV parking. The heated double garage ensures convenience year-round. Step inside to discover a bright, open layout flooded with natural light and enhanced by exquisite wood-beamed ceilings, floor-to-ceiling brick-face fireplace and updated flooring. The main floor features two expansive living rooms, ideal for both relaxing and entertaining. The heart of the home is the chef-inspired kitchen, which boasts an 11-foot entertainer island, stone counters, and top-of-the-line appliances. Adjacent to the kitchen, the 3-season sunroom provides a perfect retreat for enjoying the outdoors in comfort. The home offers 6 generously sized bedrooms and 4 full bathrooms, including a luxurious master suite with all the modern amenities. The fully finished basement extends the living space with a state-of-the-art media room, 3 additional bedrooms, and 2 more full bathrooms. A massive storage area provides ample space and can easily serve as a flexible room to suit your needs. 153 Burns Place combines sophistication with functionality, offering an exceptional living experience on one of Fort McMurray's most sought-after properties. This home is truly the epitome of luxury and executive living.**

Inclusions:
Property Listed By: **Fridge, stove, hood fan, dishwasher, built-in microwave, washer and dryer, A/C, window blinds, garage heater, opener & remotes**
RE/MAX FORT MCMURRAY

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









