



THE
A-TEAM

**RE/MAX
FIRST**

309 BURTON Place, Fort McMurray T9K 1V5

MLS®#: **A2160325**

Area: **Timberlea**

Listing Date: **09/03/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1999**
Lot Information
Lot Sz Ar: **5,855 sqft**
Lot Shape: **34 X 16 sm**

Finished Floor Area
Abv Sqft: **2,140**
Low Sqft:
Ttl Sqft: **2,140**

DOM

15
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:
Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Central Vacuum,High Ceilings,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`6"
Bedroom	Main	10`3" x 10`1"
Office	Main	10`3" x 9`3"
Bedroom - Primary	Main	13`9" x 15`0"
Living Room	Main	26`6" x 23`5"

Room	Level	Dimensions
3pc Ensuite bath	Main	6`0" x 8`7"
Bedroom	Second	14`2" x 20`7"
Kitchen	Main	10`1" x 12`7"
Breakfast Nook	Main	10`1" x 10`2"
Den	Basement	18`0" x 12`10"

Game Room
Bedroom
Furnace/Utility Room
Storage

Basement
Basement
Basement
Basement

36`10" x 15`6"
12`0" x 13`4"
9`3" x 5`5"
6`11" x 9`1"

4pc Bathroom
Bedroom
Kitchenette

Basement
Basement
Basement

16`9" x 13`2"
8`8" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8521401

Zoning:
R1

Remarks

Pub Rmks:

Are you looking to live in the Prestigious Neighborhood of Burton Estates? LOCATION, LOCATION, LOCATION! Situated Across from the birchwood trails, nestled near schools, bus route and all amenities, this modified by level is 2140 SF upstairs and 1680 SF in the basement, that's 3820 SF of living space WOW! This is the PERFECT home for the growing family. There is NO CARPET in this home. Fully developed, this modified bi-level features 5 bedrooms, 2 Den's, Storage Galore, a formal living/dining combination, OPEN CONCEPT floor plan with beautiful kitchen with breakfast nook, and garden doors overlooking your fantastic backyard, with concrete patio where you can hang out around and enjoy with family and friends. If you LOVE TO ENTERTAIN you will find formal living/dining area with gas fireplace, just the PERFECT SIZE. Generous size 3 bedrooms, 2 full baths, with the primary bedroom having its own private bathroom that was customized with a wheel in shower for handicapped access and also has a walk in closet, a wonderful feature for aging parents or those who need wheel-in access in the primary shower. Enjoy floor laundry on the main floor near the bedrooms, and an office or flex room. Banks of windows in the living room let tons of natural light in this STUNNING Home. The basement was developed with a HUGE Recreational / Games room with built in bar (roughed in for sink), 2 more bedrooms, bathroom, another family room or maybe you want to make this a media room for movie night, and a storage room, a den, so much space, it's amazing. The attached double garage is PERFECT with direct access to the home. Lots of parking in the double driveway, you will be so happy to call this place your home. So many things to mention here, you just have to stop by and add this to your shopping list to appreciate it. BONUS: Central Vac, basement renovations completed in 2022 (new bathroom sinks/faucets, flooring, freshly painted, newer flooring upstairs. Outside you will find a beautiful yard with lilac tree, perennials and a cozy design for the family to enjoy. Call NOW to view this beauty before it's gone!

Inclusions:
Property Listed By:

N/A
RE/MAX FORT MCMURRAY

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