



THE
A-TEAM

**RE/MAX
FIRST**

312 BURTON Place, Fort McMurray T9K 1V5

MLS®#: **A2165524**

Area: **Timberlea**

Listing Date: **09/12/24**

List Price: **\$559,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

DOM

69
Layout
Beds: **7 (3 4)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,839 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cleared,Front Yard,Garden,Greenbelt,No Neighbours Behind,Landscaped,Native Plants,Private**

Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Garden,Playground,Private Entrance,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`9" x 14`8"
Dining Room	Main	19`7" x 9`3"
4pc Ensuite bath	Main	8`4" x 4`11"
Bedroom	Main	10`9" x 11`0"
Foyer	Main	5`2" x 13`6"
Bedroom	Basement	15`2" x 8`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 10`3"
4pc Bathroom	Main	8`5" x 4`11"
Bedroom - Primary	Main	17`5" x 14`8"
Bedroom	Main	10`8" x 11`0"
Bedroom	Basement	19`0" x 8`10"
Game Room	Basement	11`8" x 18`2"

Furnace/Utility Room
4pc Bathroom
Storage

Basement
Basement
Basement

8`7" x 11`9"
4`11" x 9`6"
3`2" x 6`4"

Bedroom
Bedroom

Basement
Basement

10`3" x 17`8"
10`3" x 17`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8521401

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 312 Burton Place - Nestled in the desirable neighborhood of the B's, this stunning residence sits gracefully along the peaceful GREENBELT and Birchwood Trails within BURTON ESTATES. This highly desirable and family-oriented neighborhood offers close proximity to nature views, hiking, schools, public transportation, and shopping. This fully developed home features SEVEN BEDROOMS, THREE BATHROOMS, OVER 3000 SQ FT of TOTAL LIVING SPACE, AND DOUBLE ATTACHED GARAGE! As you enter, you're greeted by the warm glow of a sunlit living room, adorned with grand HIGH CEILINGS and a charming gas fireplace, setting the stage for cozy evenings with loved ones. Adjacent, the dining room seamlessly flows into a gourmet kitchen, complete with sleek laminate countertops, a functional kitchen island, and not one, but TWO PANTRIES, ensuring ample storage for culinary delights. Adjacent to the kitchen/dining area, you'll find a spacious deck that overlooks the picturesque backyard, complete with a cozy fire pit sitting area and a convenient shed for additional storage. Step back onto the main floor, where THREE spacious bedrooms await, including the luxurious master suite with a spa-like 4pc ensuite and a walk-in closet, all complemented by the convenience of MAIN FLOOR LAUNDRY. The lower level presents limitless entertainment options with a sprawling family room, cozily warmed by a pellet stove—ideal for intimate gatherings or movie nights. Discover FOUR MORE generously sized bedrooms and an additional 4pc bathroom with a tub/shower combo, offering abundant space for guests or expanding families. Outside, a sizable driveway provides ample room for additional or RV Parking. BONUS FEATURES: Enjoy the added comfort of a new furnace and hot water heater installed in 2015, along with a freshly painted exterior in 2016. Experience the perfect blend of elegance, comfort, and convenience at 312 Burton Place. Your dream home awaits—call for your personal showing today!

Inclusions:
Property Listed By:

**Stove, Dishwasher, Fridge, OTR Microwave, Washer, Dryer, Garage Remote Opener, Window Coverings, Shed
EXP REALTY**

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







