



THE
A-TEAM

**RE/MAX
FIRST**

337 BURTON Place, Fort McMurray T9J1V7

MLS®#: **A2173925** Area: **Timberlea** Listing Date: **10/18/24** List Price: **\$585,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1998** Abv Sqft: **1,893**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,348 sqft** Ttl Sqft: **1,893**
 Lot Shape:

DOM

3
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Washer/Dryer**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`6"	Dining Room	Main	12`0" x 9`11"
Family Room	Main	17`2" x 17`8"	Kitchen	Main	9`11" x 13`0"
Living Room	Main	16`2" x 13`11"	4pc Bathroom	Second	8`8" x 5`0"
4pc Ensuite bath	Second	8`9" x 11`4"	Bedroom	Second	10`5" x 10`0"
Bedroom	Second	12`3" x 13`0"	Bedroom - Primary	Second	14`0" x 13`0"
3pc Bathroom	Basement	8`5" x 7`7"	Bedroom	Basement	11`11" x 10`2"
Bedroom	Basement	11`6" x 11`5"	Game Room	Basement	17`11" x 30`1"

Title:
Fee Simple
 Legal Desc:

8521401

Zoning:
R1

Remarks

Pub Rmks: **ATTACHED HEATED GARAGE! AMPLE PARKING! 5 BEDROOMS! Welcome to 337 Burton Place. On the main floor this home offers a large sitting room or space perfect for a home office which is located right off the front entrance area. Down the hall you will find an OPEN CONCEPT feel between the kitchen and living room/dining areas. The white kitchen offers ample counter and cabinet space which includes a large island, corner pantry, and of course s/s appliances. The large living room is accented with a gas fireplace and comes with built in cabinetry. The dining room is sure to have room for the entire family and gives access to the back deck where you will find the landscaped and fenced back yard. The main floor also offers a half bathroom and a laundry room that has even more cabinetry and closet space. The second level has new vinyl plank flooring and offers 3 bedrooms which includes the large Primary bedroom that has a walk through closet to a 4 PCE en suite bathroom. The second level also offers 2 spare bedrooms and another 4 Pce bathroom. The basement is fully developed and has 2 large bedrooms, an updated 3 PCE bathroom, and of course a massive rec room which is perfect for a kids playroom or spot to watch the big game. Last but not least the double attached garage is heated and has an epoxy flooring cover. Other features includes A/C, central vac, an oversized hot water tank, and home with freshly painted in 2020. Call now to book your personal showing.**

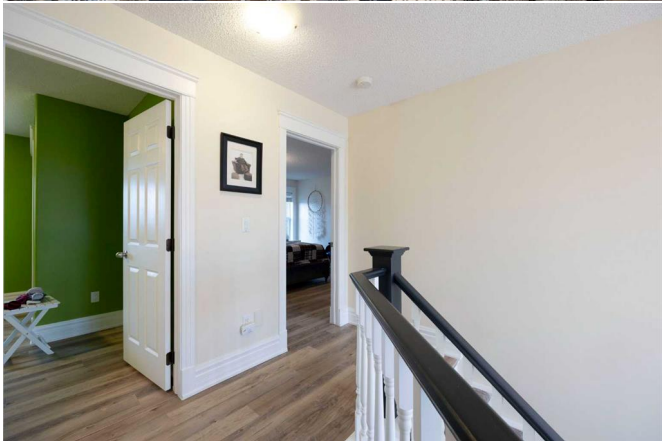
Inclusions: **Fridge,Stove,Dishwasher,Microwave,Washer,Dryer,All window coverings, A/C unit, garage heater, central vac and attachments, Appliances: Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer**

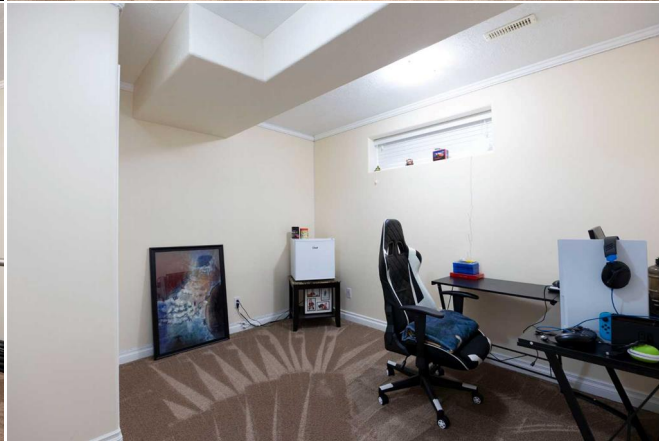
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











337 Burton Pl, Fort McMurray, AB

Main Building: Total Covered Area Above Grade: 1500 sq. ft.



Main Floor
Covered Area: 138.22 sq. ft.

2nd Floor
Covered Area: 102.04 sq. ft.

Basement/Below Grade
Covered Area: 23.74 sq. ft.

PREPARED: 2023/10/06

While figures are included from total floor area in GUIDE floor plan, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

BI:GUIDE