



THE
A-TEAM

**RE/MAX
FIRST**

247 BURTON Place, Fort McMurray T9K1W4

MLS®#: **A2223987**

Area: **Timberlea**

Listing Date: **05/23/25**

List Price: **\$545,000**

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

Lot Information

Lot Sz Ar:

6,035 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,570

Low Sqft:

Ttl Sqft:

1,570

DOM

8

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Landscaped

Double Garage Attached,Driveway,Garage Door Opener,Heated Garage

Utilities and Features

Roof: **Cedar Shake**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat: **Bar,Granite Counters,Kitchen Island,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

8521401

Zoning:

R1

Remarks

Pub Rmks: **Welcome to 247 Burton Place, nestled in one of Fort McMurray's most sought-after, established neighbourhoods, surrounded by top-rated schools, lush parks, and**

some of the city's most scenic hiking and biking trails. This spacious 5-bedroom, 3-bathroom home is the perfect blend of comfort and functionality, featuring a chef's kitchen with granite counters, ample storage, a gas stove, and a large island ideal for entertaining. The sun-soaked living room, thanks to massive windows, creates a warm and inviting atmosphere throughout the main floor. Downstairs, the versatile basement offers endless possibilities as a rec room, games area, or private guest retreat, complete with a wet bar and one of two cozy gas fireplaces. Additional highlights include laminate and ceramic flooring, air conditioning, a newer HWT and A/C unit, a fully fenced yard, an entertainer's deck with hot tub, and thoughtful upgrades like ghost screen doors and 2017-installed toilets. With a gas BBQ hookup and everything you need to enjoy both indoor and outdoor living, this home is truly a rare find in a prime location.

Inclusions:

Gas stove, OTR microwave, dishwasher, fridge, washer and dryer, central air conditioner, garage heater, garage door opener & remote,, all current window coverings, hot tub

Property Listed By:

RE/MAX Connect

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





