# \$545,000 - 247 Burton Place, Fort McMurray

MLS® #A2223987

#### \$545,000

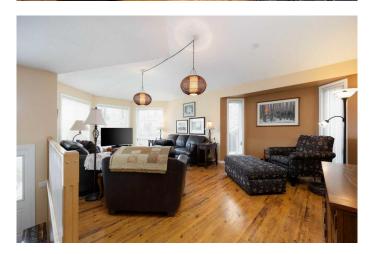
5 Bedroom, 3.00 Bathroom, 1,571 sqft Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

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.







Built in 1998

#### **Essential Information**

MLS® # A2223987 Price \$545,000 Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,571

Acres 0.14

Year Built 1998

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 247 Burton Place

Subdivision Timberlea

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9K1W4

## **Amenities**

Parking Spaces 4

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

Garage

# of Garages 2

#### Interior

Interior Features Bar, Granite Counters, Kitchen Island, No Smoking Home

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove,

Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Dining Room, See Remarks

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Few Trees, Landscaped

Roof Cedar Shake
Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 1

Zoning R1

## **Listing Details**

Listing Office RE/MAX Connect

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