

**247 Burton Place**  
**Fort McMurray, Alberta**

**MLS # A2223987**



**\$545,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, Kitchen Island, No Smoking Home		

**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

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.