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

MLS® #A2223987

\$545,000

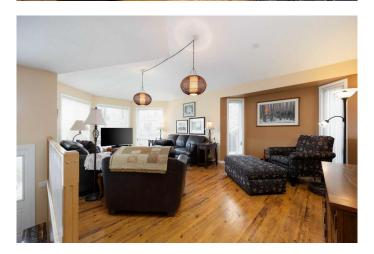
5 Bedroom, 3.00 Bathroom, 1,571 sqft Residential on 0.14 Acres

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 2
Zoning R1

Listing Details

Listing Office RE/MAX Connect

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