

\$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
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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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