

\$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	Dining Room, Family Room, Gas, 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	17
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.