

**312 Burton Place  
Fort McMurray, Alberta**

**MLS # A2165524**



## \$559,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Garden, Gre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Stove, Dishwasher, Fridge, OTR Microwave, Washer, Dryer, Garage Remote Opener, Window Coverings, Shed

Welcome to 312 Burton Place - Nestled in the desirable neighborhood of the B's, this stunning residence sits gracefully along the peaceful GREENBELT and Birchwood Trails within BURTON ESTATES. This highly desirable and family-oriented neighborhood offers close proximity to nature views, hiking, schools, public transportation, and shopping. This fully developed home features SEVEN BEDROOMS, THREE BATHROOMS, OVER 3000 SQ FT of TOTAL LIVING SPACE, AND DOUBLE ATTACHED GARAGE! As you enter, you're greeted by the warm glow of a sunlit living room, adorned with grand HIGH CEILINGS and a charming gas fireplace, setting the stage for cozy evenings with loved ones. Adjacent, the dining room seamlessly flows into a gourmet kitchen, complete with sleek laminate countertops, a functional kitchen island, and not one, but TWO PANTRIES, ensuring ample storage for culinary delights. Adjacent to the kitchen/dining area, you'll find a spacious deck that overlooks the picturesque backyard, complete with a cozy fire pit sitting area and a convenient shed for additional storage. Step back onto the main floor, where THREE spacious bedrooms await, including the luxurious master suite with a spa-like 4pc ensuite and a walk-in closet, all complemented by the convenience of MAIN FLOOR LAUNDRY. The lower level presents limitless entertainment options with a sprawling family room, cozily warmed by a pellet stove—ideal for intimate gatherings or movie nights. Discover FOUR MORE generously sized bedrooms and an additional 4pc bathroom with a tub/shower combo, offering abundant space for guests or expanding families. Outside, a sizable driveway provides ample room for additional or RV Parking. BONUS FEATURES: Enjoy the added comfort of a new furnace and hot water heater installed in 2015, along

with a freshly painted exterior in 2016. Experience the perfect blend of elegance, comfort, and convenience at 312 Burton Place. Your dream home awaits—call for your personal showing today!