



**171 BURTON Place**  
**Fort McMurray, Alberta**

**MLS # A2302283**



**\$699,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,469 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, See Remarks		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS & CURTAINS & RODS, 2 SHEDS, GARAGE DOOR REMOTE, WALL MOUNTS & TV(2), VIDEO PROJECTOR & SCREEN (FURNITURE THAT REMAINS IS NEG.)

171 Burton Place! Executive Home located in Burton Estates is move in Ready and looking for New Owners. This large Family Home is AMAZING, loads of updates ample space to raise a family and to entertain at 2469sqft up + developed basement & Central A/C and more!! The main floor has a large living room and dining room area which offers versatility of use; complete with gas stove and vaulted ceilings up too the 2nd floor. The kitchen has been recently updated with Granite Counter tops, accent lighting and all looking out to the rear yard! . Next to the kitchen there is a spacious dinette, with access to a lovely back yard and great deck for summer enjoyment. Just off the dinette area there is a large family room with gas fireplace. The remainder of the main floor has a large office, a main floor laundry room and a two piece powder room. The upper level looks out over the main floor living room and has two good sized bedrooms and a four piece bathroom, plus an amazing Primary Bedroom Oasis, with large bedroom, very elegant walk in closet with built in organizers and a renovated five piece ensuite bathroom that makes you feel like you are walking into a spa see the photos WOW. As an added bonus, the toilet is located in a separate room. When you think you've seen enough, the basement has been designed for family fun, with a large bedroom, a massive rec room, a flex area which could quite easily become an additional bedroom if so desired or gym plus you also have a three piece bathroom. Outside there is a private back yard, lovely composite deck, a four vehicle driveway (room for the family RV or toys) and a double attached garage all in a fantastic neighborhood close to schools and the Birchwood Trail system! This one wont last long!!