



**280 Burton Place
Fort McMurray, Alberta**

MLS # A2307674



\$725,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage heater, shed, pool, play structure, all furniture negotiable.

Welcome to 280 Burton Place, a beautiful two storey home nestled in the highly sought after "s of Timberlea, backing directly onto the Birchwood Trails. With forest views right from your backyard and direct access to walking and biking paths, this home offers a lifestyle that is hard to match in one of Fort McMurray"s most beloved family neighbourhoods. From the moment you arrive, the curb appeal stands out with stucco siding, cedar shake shingles, an interlocking brick driveway, and a covered front porch complete with a charming swing, the perfect place to unwind and take in the peaceful surroundings. The attached double garage adds everyday convenience. Inside, the main floor offers a warm and functional layout with a front office ideal for working from home or a quiet retreat. The open concept living space is bright and inviting, featuring a spacious kitchen with a large island, pantry, and seamless flow into the dining and living areas. A two piece bathroom and a tucked away laundry area off the garage entry add to the home"s practicality, while updated closet doors throughout the home give a fresh, cohesive feel. Upstairs, a large bonus room with high ceilings, a shiplap feature fireplace, and oversized windows creates the perfect second living space filled with natural light. Three bedrooms and two full bathrooms complete this level, including a spacious primary suite with both a walk through and walk in closet, and a five piece ensuite designed for comfort. The additional bedrooms offer charm and character, making them perfect for children or guests. The fully developed basement provides even more living space with a cozy family room, an additional fireplace, and two more bedrooms, offering flexibility for growing families, guests, or a home gym or hobby space. Outside, the fully fenced backyard is your own private escape with direct access

to the trails, a play structure for the kids, and plenty of space to relax and entertain. Surrounded by nature and located close to parks, schools, and amenities, this is a neighbourhood where families truly thrive. 280 Burton Place offers space, comfort, and an unbeatable setting backing onto one of Fort McMurray's most treasured trail systems. Schedule your private showing today and experience the lifestyle this home has to offer.