



GRASSROOTS
REALTY GROUP

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176 Burton Place
Fort McMurray, Alberta

MLS # A2322963



\$479,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,487 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all window coverings, Garage Heater, garage tv/mount, bbq, 2 sheds,

ATTACHED HEATED DOUBLE GARAGE | SEPARATE ENTRANCE | OVER 6,000 SQ. FT. LOT. Welcome to 176 Burton Place, ideally located in the desirable "B&S" and situated on a spacious 6,000+ sq. ft. lot with a west-facing backyard. This well-maintained home offers a functional layout and numerous recent updates, making it an excellent opportunity for families or investors alike. The main floor welcomes you with a generous foyer that leads up to a bright, open-concept living space featuring hardwood flooring and a cozy gas fireplace with a stone surround. The adjoining kitchen offers ample counter space and cabinetry, complete with a large pantry, and overlooks a dining area designed to comfortably accommodate the whole family. From here, step out onto the back deck and enjoy the fully fenced and landscaped yard, which includes two storage sheds. This level is complete with three bedrooms, including a spacious primary retreat featuring a stylish feature wall, walk-in closet, and a private ensuite with an updated vanity countertop. The main bathroom has also been refreshed with a new vanity countertop. The fully developed basement features updated flooring and offers excellent additional living space, including a large laundry room, a full bathroom, a fourth bedroom, and two separate recreation areas. A separate entrance adds flexibility and potential. Additional highlights include a "5' x 22'"; heated attached garage—perfect for vehicles, storage, and all your recreational needs. Recent upgrades include newer shingles, updated plumbing throughout, updated attic insulation, and fresh paint throughout the home in recent years. This property combines comfort, space, and value in a sought-after location. Schedule your private showing today.

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