



GRASSROOTS
REALTY GROUP

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192 Burton Place
Fort McMurray, Alberta

MLS # A2340087



\$664,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Z-1
Foundation:	Preserved Wood	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

Welcome to 192 Burton Place, a beautifully maintained family home in the highly sought-after Timberlea "B"s"! Located in an established, family-friendly neighbourhood close to schools and just steps from the Birchwood Trails, this home has been lovingly cared for by the same owners for the past 20 years. Built in 1997, this spacious 1¹²-storey home offers approximately 2,000 sq. ft. of living space above grade, with 5 bedrooms and 4 bathrooms in total. The main home features three bedrooms upstairs, vaulted ceilings, a natural gas fireplace, air conditioning, central vacuum, and a recently upgraded ensuite with a large new shower and fresh tile surrounding the jacuzzi tub. Fresh paint throughout and brand-new carpet installed just one month ago make this home truly move-in ready. Downstairs you'll find a 2-bedroom illegal (non-conforming) suite with heated flooring, providing excellent flexibility for extended family or additional income. The double attached garage also features heated flooring and convenient direct access to the laundry/mudroom. Outside, enjoy a large fenced yard backing directly onto a greenbelt, a 9' x 11' storage shed, natural gas BBQ hookup, and easy access to the beautiful Birchwood Trails. Other notable updates include roofing approximately five years ago and two hot water tanks. With plenty of space, a fantastic location, and the possibility of quick possession, this turnkey property is ready for its next owners.