

# \$695,000 - 292 Burton Place, Fort McMurray

MLS® #A2227020

**\$695,000**

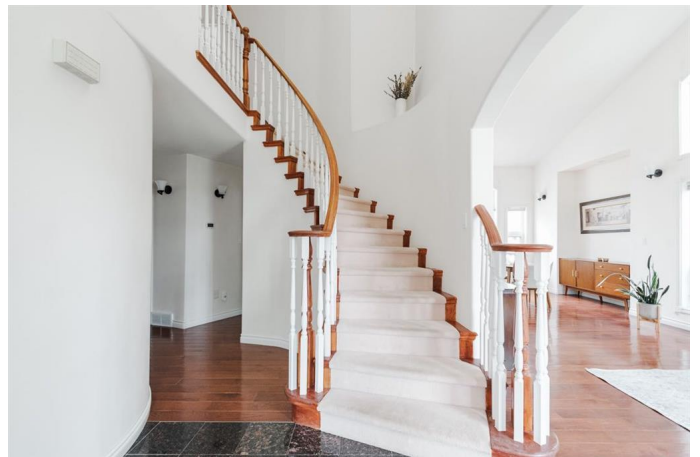
4 Bedroom, 4.00 Bathroom, 2,469 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 292 Burton Place: Nestled along one of Fort McMurray's most scenic stretches of green space—The Birchwood Trails—this expansive, executive-style home offers the ideal blend of size, layout, and location. With four bedrooms on the top floor, multiple living spaces on the main level, and a fully developed basement, this rare offering in the prestigious "B's" of Timberlea is your opportunity to own a dream home in one of the communities most desirable neighbourhoods. Curb appeal is immediate with stucco siding, updated shingles (2021), and an interlocking brick driveway that leads to a heated double attached garage. Inside, you'll find nearly 2,468 sq/ft above grade plus in-floor heating in both the garage and basement, along with two brand new central A/C units (2023)—a separate one for each furnace for optimal comfort.

A grand entry greets you with soaring ceilings and a curved staircase. To the front of the home, the formal living and dining rooms offer beautiful natural light and a warm, neutral colour palette, creating the perfect space for entertaining. At the rear, the heart of the home awaits—a bright white kitchen with quartz countertops, abundant cabinetry, and a casual dining nook that overlooks the fully fenced yard with tree lined views. The adjoining family room features a gas fireplace flanked by built-ins, and a main floor office provides the ideal space for remote work. A two-piece powder room and laundry room round out the



main level.

Upstairs, all four bedrooms feature new carpet (2022). The primary bedroom is a true retreat with a cozy gas fireplace, private balcony overlooking the Birchwood Trails, a walk-in closet, and a spacious ensuite with a soaker tub. The additional bedrooms are generous in size, and the main four-piece bathroom is pristine, reflecting the exceptional care of the original owners.

The fully finished basement adds incredible bonus living space, complete with in-floor heat, a sitting room, large rec area with a wet bar and full-size fridge, a fifth bedroom, another four-piece bathroom, and plenty of storage. Set in a quiet and peaceful location known for its excellent schools, natural surroundings, and strong sense of community, this home offers a rare lifestyle opportunity.

Schedule your private showing today and experience 292 Burton Place for yourself.

Built in 1999

**Essential Information**

MLS® #	A2227020
Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,469
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	292 Burton Place
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Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1V5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Interlocking Driveway
# of Garages	2

### **Interior**

Interior Features	Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	17
Zoning	R1

### **Listing Details**

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