

**292 Burton Place  
Fort McMurray, Alberta**
**MLS # A2227020**

**\$695,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,469 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Treadmill, furniture negotiable, central a/c x2, fridge x2, .		

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.