



176 Burton Place Fort McMurray Alberta

\$479,900

Welcome to 176 Burton Place located in the 'B' streets of Timberlea on a large 6175 sqft lot with a west facing backyard and no neighbours behind!!! This bi-level features over +2700 sqft of interior living space including 4 beds (3+1), 3 baths and a fully developed updated basement with a separate exterior entrance. In addition, this home has an attached heated double garage (23'7" x 22") plus a large aggregate driveway with space to park 3 vehicles. As you enter this home, you immediately notice the high vaulted ceilings, freshly painted white walls, and large windows allowing in tons of natural light. The main floor features a living room with a cozy gas fireplace, an eat-in kitchen, 3 bedrooms, and 2 full bathrooms. The modern kitchen has been updated with refinished white cabinetry + new hardware and is equipped with a large eat-up breakfast bar and pantry. Adjacent to the kitchen is the dining area, which overlooks the backyard and has access to the large rear deck. The fully fenced backyard gets afternoon and evening sun and has a brick fire pit, making this the perfect place to relax on those warm summer nights. To finish off the main floor is a large master bedroom with a 4pc ensuite & walk-in closet. The basement was recently updated with fresh paint, new gas fireplace and new carpets and is equipped with above grade windows making this space feel bright and airy. This level features a large laundry room with a side-by-side washer/dryer and sink plus a 4th bedroom, 3pc bath, and an oversized rec room that could be used as a second living room or easily converted into a 5th bedroom. Bonus Features: New shingles (2017), new attic insulation (2017), outdoor sheds x 2. This home is priced to sell! Request a showing today! (id:6769)

3pc Bathroom 6.42 Ft x 6.08 Ft

Bedroom 13.83 Ft x 12.25 Ft

Laundry room 11.00 Ft x 6.67 Ft

Recreational, Games room 24.75 Ft x 33.42 Ft

Furnace 10.33 Ft x 14.83 Ft

Foyer 10.08 Ft x 6.33 Ft

4pc Bathroom 8.00 Ft x 5.92 Ft

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Bedroom 9.00 Ft x 11.42 Ft

Bedroom 9.92 Ft x 11.83 Ft

Dining room 17.83 Ft x 9.33 Ft

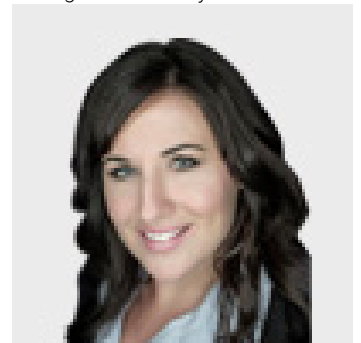
Kitchen 15.50 Ft x 10.92 Ft

Living room 13.08 Ft x 16.33 Ft

Primary Bedroom 12.42 Ft x 19.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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