



252 Burton Place Fort McMurray Alberta

\$639,900

BURTON ESTATES BEAUTY WITH OVER 3100 SQ FT OF LIVING SPACE, SITUATED ON A PRIME LOT BACKING GREENBELT & BIRCHWOOD TRAILS, AND NEXT TO GREENBELT AND COMMUNITY GAZEBO. This neighbourhood gem will impress those looking for a move-in ready home in a fantastic neighbourhood within walking distance of elementary schools. This fully developed bi-level has seen many updates and upgrades; new shingles (2015), new painted stucco exterior (2017), new deck (2016), new hot water tank (2022), new boiler and expansion tank for the in-floor heat (2014), updated light fixtures, updated carpet in the basement, water softener and more. The grand foyer leads you to your main level featuring a bright front great room with gleaming hardwood floors, vaulted ceilings, gas fireplace, and a formal dining room, or flex room. The kitchen is oversized and offers tons of refurbished cabinets, built-ins, built-in appliances Corian countertops, wrap-around breakfast bar, and a dining nook surrounded by windows that overlooks the beautiful views of the Greenbelt and Birchwood trails. There are also garden doors leading to your oversized maintenance-free deck built in 2016, featuring gas BBQ hookup. The main level continues with 3 bedrooms up and 2 full bathrooms. The Primary bedroom offers a walk-in closet with built-in shelving. The primary ensuite has been renovated with an oversized walk-in tiled shower, surrounded by glass doors. In addition to a large vanity with quartz countertops and a storage area. The fully finished basement w/ INFLOOR HEAT offers loads of space beginning with a family room with your 2nd gas fireplace, along with built-in shelving for a wet bar that is already roughed in with plumbing. Then you have a home gym room, with upgraded gym floors, this space could also make a perfect space for a kid's playroom. There are 2 huge bedrooms on this level and another full bathroom a...

3pc Bathroom 5.92 Ft x 11.33 Ft

Bedroom 11.83 Ft x 12.67 Ft

Bedroom 12.33 Ft x 10.33 Ft

4pc Bathroom 8.08 Ft x 10.92 Ft

4pc Bathroom 8.50 Ft x 7.83 Ft

Bedroom 14.92 Ft x 10.33 Ft

Bedroom 11.33 Ft x 10.58 Ft

Primary Bedroom 15.00 Ft x 17.00 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>

RE/MAX[®]

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net