



309 Burton Place Fort McMurray Alberta

\$549,900

Are you looking to live in the Prestigious Neighborhood of Burton Estates? LOCATION, LOCATION, LOCATION! Situated Across from the birchwood trails, nestled near schools, bus route and all amenities, this modified bi-level is 2140 SF upstairs and 1680 SF in the basement, that's 3820 SF of living space WOW! This is the PERFECT home for the growing family. There is NO CARPET in this home. Fully developed, this modified bi-level features 5 bedrooms, 2 Den's, Storage Galore, a formal living/dining combination, OPEN CONCEPT floor plan with beautiful kitchen with breakfast nook, and garden doors overlooking your fantastic backyard, with concrete patio where you can hang out around and enjoy with family and friends. If you LOVE TO ENTERTAIN you will find formal living/dining area with gas fireplace, just the PERFECT SIZE. Generous size 3 bedrooms, 2 full baths, with the primary bedroom having its own private bathroom that was customized with a wheel in shower for handicapped access and also has a walk in closet, a wonderful feature for aging parents or those who need wheel-in access in the primary shower. Enjoy floor laundry on the main floor near the bedrooms, and an office or flex room. Banks of windows in the living room let tons of natural light in this STUNNING Home. The basement was developed with a HUGE Recreational / Games room with built in bar (roughed in for sink), 2 more bedrooms, bathroom, another family room or maybe you want to make this a media room for movie night, and a storage room, a den, so much space, it's amazing. The attached double garage is PERFECT with direct access to the home. Lots of parking in the double driveway, you will be so happy to call this place your home. So many things to mention here, you just have to stop by and add this to your shopping list to appreciate it. BONUS: Central Vac, basement renovations completed in 202...

Bedroom 4.32 M x 6.27 M

Den 5.49 M x 3.91 M

Recreational, Games room 11.23 M x 4.72 M

4pc Bathroom Measurements not available

Bedroom 3.66 M x 4.06 M

Bedroom 5.11 M x 4.01 M

4pc Bathroom 1.52 M x 2.90 M

3pc Bathroom 1.83 M x 2.62 M

Bedroom 3.12 M x 3.07 M

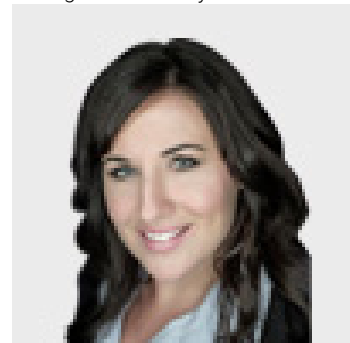
Office 3.12 M x 2.82 M

Kitchen 3.07 M x 3.83 M

Primary Bedroom 4.19 M x 4.57 M

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

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.fortmcmurrayhome.com/>

RE/MAX®

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

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

Furnace 2.82 M x 1.65 M

Other 2.64 M x 1.42 M

Storage 2.11 M x 2.77 M

Breakfast 3.07 M x 3.10 M

Living room 8.08 M x 7.14 M