

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

MLS® #A2227020

\$695,000

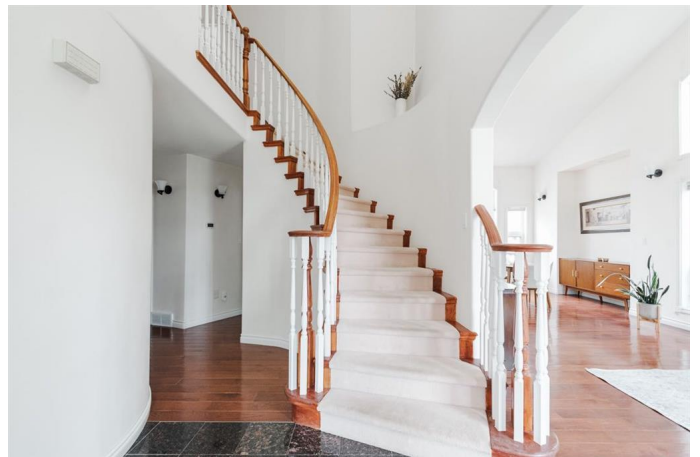
4 Bedroom, 4.00 Bathroom, 2,469 sqft

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
---------	------------------

Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1V5

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Front Drive, Heated Garage, Insulated, Parking Pad, Driveway, Garage Door Opener, Garage Faces Front, 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	Gas, Family Room, 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	39
Zoning	R1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.