

\$580,000 - 168 Burton Place, Fort McMurray

MLS® #A2267264

\$580,000

5 Bedroom, 3.00 Bathroom, 1,661 sqft
Single Family on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Open House: Sunday, November 2nd
11:00am - 1:00pm | Welcome to 168 Burton Place, a beautiful family home tucked away in one of Timberlea's most sought-after neighbourhoods. Known for its welcoming atmosphere, excellent schools, nearby parks, and endless walking, being and skiing opportunities in the Birchwood Trails, Timberlea is truly one of the best places to raise a family or simply enjoy the peaceful setting it offers. This modified bi-level has been cared for by the same owners for nearly a decade and offers a wonderful blend of comfort, function, and community charm. The home's curb appeal shines with updated shingles, an exposed aggregate driveway for two that leads to an attached and heated double garage. Step inside to a bright and inviting entry featuring updated herringbone tile floors, leading up to the main living area where new luxury vinyl plank flooring and updated black lighting create a fresh, modern feel. The kitchen offers plenty of cabinet space, a double-door pantry, and stainless steel appliances including a gas stove, fridge, and dishwasher, all replaced within the past two years. The main level is complete with two spacious bedrooms and a full bathroom, while the primary bedroom is privately set above the garage, a perfect retreat for parents or anyone looking for added privacy. Downstairs, the cozy family room features a gas fireplace and large windows, creating a bright and welcoming space to



gather. On the other side of the basement, youâ€™ll find a generous play area, along with two additional bedrooms, each with its own coloured wainscotting, and a two-piece bathroom with room to add a future shower if desired. The laundry area and additional storage are also located on this level. Outside, enjoy a private backyard with no neighbours behind and mature landscaping that creates the perfect retreat. Youâ€™ll love relaxing on the two-tiered deck complete with a gas line for your BBQ. The yard offers plenty of space for kids and pets to play , with a sandbox, trampoline, and play structure already in place. The heated garage adds even more versatility, currently set up as a workout area but easily adaptable for parking, projects, or extra storage. The home is also equipped with a new hot water tank (2023). Charming, functional, and located in one of Fort McMurrayâ€™s most beloved family neighbourhoods, this home is ready for its next chapter. Schedule a showing and see why Timberlea Bâ€™s continues to be a favourite place to call home. (id:6289)

Built in 1997

Essential Information

Listing #	A2267264
Price	\$580,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,661
Acres	0.14
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	168 Burton Place
Subdivision	Timberlea
City	Fort McMurray
Province	Alberta
Postal Code	T9K1V4

Amenities

Amenities	Park, Playground, Schools
Features	PVC window, No neighbours behind, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Parking Pad
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency North Central Alberta
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Listing information last updated on November 1st, 2025 at 6:01pm CDT