

328 Burton Place
Fort McMurray, Alberta

MLS # A2269010



\$669,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,744 sq.ft.	Age:	1999 (26 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Basement- Refrigerator, Stove, Washer, Dryer, microwave, dishwasher

328 Burton Place – The Grande Corner Gem of Burton Estates! Backing onto serene greenspace, this majestic two-storey beauty is sure to impress with over 3,400+ sq ft of total living space, a 24x26 heated garage, RV parking, and a fully fenced backyard. Inside, the grand entry welcomes you with soaring vaulted ceilings and floor-to-ceiling windows that flood the home with natural light—an absolute showstopper as you enter one of Timberlea’s most sought-after streets in the “B’s”. The main floor offers a spacious bedroom with a 4-piece ensuite, perfect for guests or multi-generational living, along with convenient main-floor laundry equipped with a half bath, family room, sunken living room, breakfast dining, main floor dining, and formal dining. Upstairs, you’ll find three generous bedrooms, including a primary retreat with a Juliette balcony, walk-in closet, and a luxurious 4-piece ensuite. Two additional bedrooms share a tastefully designed Jack & Jill 4-piece bath, ideal for family living. Downstairs, the fully developed walk-up illegal basement suite boasts over 1,200 sq ft with 2 bedrooms, a full kitchen, and separate entry—a fantastic mortgage helper or space for extended family. Basement and garage have infloor heat and home has hot water on demand. Updates include: The basement was redone in 2014 including new cabinets, laminate flooring, and carpet. The boiler was replaced in 2022, New fence 2025, Main kitchen updated in 2020. From the stunning architectural details to the incredible functionality, this Grande Corner home offers it all—comfort, beauty, and timeless elegance in one of Fort McMurray’s premier neighbourhoods, backing trails, near schools, shopping, parks and so much more.