

# \$649,900 - 328 Burton Place, Fort McMurray

MLS® #A2269010

**\$649,900**

6 Bedroom, 5.00 Bathroom, 2,744 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

328 Burton Place â€” 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 lightâ€”an absolute showstopper as you enter one of Timberleaâ€™s most sought-after streets in the â€œBâ€™s.â€•

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, youâ€™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 entryâ€”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.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269010    |
| Price          | \$649,900   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,744       |
| Acres          | 0.15        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 328 Burton Place |
| Subdivision | Timberlea        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 1V7          |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 10                                        |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full                                                                                                                                                        |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard          |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Cedar Shake                             |
| Construction      | Concrete, Mixed, Stucco                 |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 15                 |
| Zoning         | R1                 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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