

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

MLS® #A2267264

\$580,000

5 Bedroom, 3.00 Bathroom, 1,661 sqft
Residential 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.

Built in 1997

Essential Information

MLS® #	A2267264
Price	\$580,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached

Style	Modified Bi-Level
Status	Active

Community Information

Address	168 Burton Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Parking Pad, Garage Faces Front, Side By Side
# of Garages	2

Interior

Interior Features	Built-in Features, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta
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