

# \$849,900 - 145 Burns Place, Fort McMurray

MLS® #A2255386

**\$849,900**

5 Bedroom, 4.00 Bathroom, 3,207 sqft

Residential on 0.26 Acres

Timberlea, Fort McMurray, Alberta

Huge 2 Storey on Great Greenbelt: Located on Burns Place, this 2 storey has 5 bdrms & 4 baths & 3,277 sq ft plus basement. Home starts w/ large foyer to formal living & dining rms. Living rm boasts wood fireplace & bank of windows. Newer custom kitchen offers quartz counters, cabinets to ceiling, tile backsplash, gas stove w/ hood vent, stainless appliances w/ fridge/freezer, double ovens & large island. Direct access to great sunroom. Next is large family rm w/ gas fireplace, built in bookshelves. Beautiful sun room w/ great view of greenbelt. Upper level has 4 bdrms, 2 full baths & office. The massive master has large ensuite w/ 2 sinks and steam shower. The huge walk-in closet has organizers. 3 large additional bdrms up. Down has large rec room and 80" tv that stays with the home. 5th bdrm w/ walk-in closet & full bath. Bonuses: Wet bar, wine fridge, powder room, huge main floor laundry, double attached garage, landscaped & fenced yard with a wrap around deck and a gate to trails in this back yard oasis! One of Fort McMurray's premier homes and neighborhood!! Know as Candy Cane lane during the holidays. A home that is certainly worth seeing in person. You will not be disappointed. Book your showing today!

Built in 1982

## Essential Information

MLS® #

A2255386



|                |             |
|----------------|-------------|
| Price          | \$849,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,207       |
| Acres          | 0.26        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 145 Burns Place |
| Subdivision | Timberlea       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9K2G4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home                                                                                                      |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, See Remarks, Washer/Dryer, Gas Oven, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Gas, Wood Burning                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Rain Gutters                                                                       |
| Lot Description   | Backs on to Park/Green Space, Cleared, Front Yard, Landscaped, See Remarks, Street Lighting |
| Roof              | Cedar Shake                                                                                 |
| Construction      | Stucco                                                                                      |
| Foundation        | Poured Concrete                                                                             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | R1                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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