

\$669,900 - 328 Burton Place, Fort McMurray

MLS® #A2269010

\$669,900

7 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	\$669,900
Bedrooms	7
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	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Separate Entrance, Storage, Walk-In Closet(s), Beamed Ceilings, Closet Organizers, Soaking Tub
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	4
Zoning	R1

Listing Details

Listing Office	People 1st Realty
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