



GRASSROOTS
REALTY GROUP

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**145 Burns Place
Fort McMurray, Alberta**

MLS # A2255386



\$849,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,207 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Cleared, Front Yard, Landscaped, See Rema		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Basement TV and speakers, Hot Tub (as is where is), Built in oven (as is where is)

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!