

# \$674,900 - 140 Burton Place, Fort McMurray

MLS® #A2219449

**\$674,900**

5 Bedroom, 4.00 Bathroom, 2,077 sqft

Residential on 0.17 Acres

Timberlea, Fort McMurray, Alberta

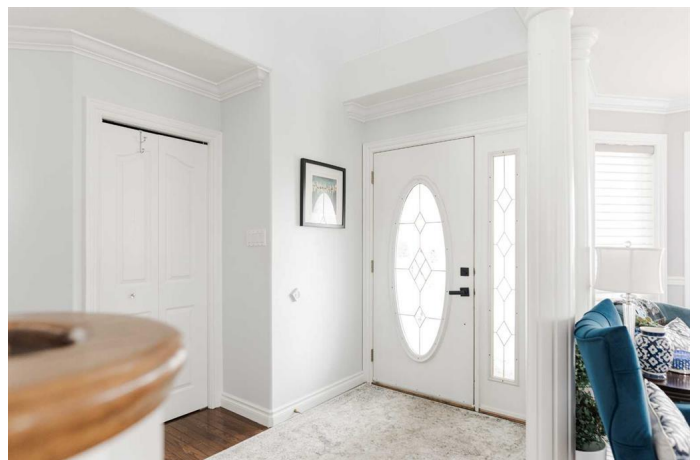
## STUNNING CUSTOM MASTERPIECE IN A HIGHLY SOUGHT-AFTER LOCATION

Welcome to 140 Burton Place, an architecturally impressive 5-bedroom, 4-bathroom home that blends timeless elegance with modern luxury. Nestled in one of the most desirable neighborhoods, this custom-built residence showcases exceptional craftsmanship, impeccable maintenance, and flawless attention to detail throughout.

A charming covered front porch invites you in, leading to a grand foyer adorned with elegant double pillars and a sweeping staircase. The main level features a spacious, light-filled living room with gleaming hardwood floors, crown molding, and large windows that create a warm and inviting atmosphere.

The formal living and dining rooms offer an open-concept layout ideal for entertaining. The dining area is enhanced with classic wainscoting, hardwood flooring, and bright windows. A glass door leads into the heart of the home—a fully updated kitchen that combines beauty and function. Enjoy white quartz countertops, a large center island with breakfast bar seating, soft-close cabinetry offering abundant storage, and high-end stainless steel appliances, including a custom over-the-range hood. A corner pantry, stylish tile flooring, and a garden door to the spacious back deck complete the space.

Flowing seamlessly from the kitchen is a cozy family room featuring rich hardwood flooring, a



gas fireplace with a custom mantel, and expansive windows that flood the space with natural light.

A convenient 2-piece powder room and access to the heated double attached garage round out the main floor.

Upstairs, retreat to the exceptionally spacious primary suite with a large walk-in closet—complete with built-in shoe racks—and a luxurious 5-piece ensuite bathroom boasting double sinks, ample storage, and a serene ambiance. Two more well-sized bedrooms and another full bathroom complete the upper level.

The fully finished basement offers exceptional versatility, featuring a bright and stylish family room with custom built-in cabinetry and bamboo flooring, a clean and spacious laundry room with cabinetry, counters, and sink, plus an additional bedroom and a 5th bonus room—ideal as a home office, gym, or guest space.

Step outside to your own private backyard oasis. Professionally landscaped with lush perennials, mature trees, and a fully fenced yard, the large deck and concrete pad make it perfect for entertaining or relaxing in peace.

Additional features include:

- Central air conditioning
- Heated garage
- Newer shingles
- New stove
- Premium finishes throughout

Built in 1998

**Essential Information**

MLS® #	A2219449
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,077
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Burton Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1V4

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Interlocking Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Rain Gutters
-------------------	--

Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	62
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.