

**140 Burton Place  
Fort McMurray, Alberta**

**MLS # A2219449**



**\$674,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,077 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Interlocking Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

**Inclusions:** N/A

**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