



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 BURTON Place, Fort McMurray T9K1V4**

MLS®#: **A2219449**

Area: **Timberlea**

Listing Date: **05/09/25**

List Price: **\$699,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1998**

Lot Information

Lot Sz Ar:

**7,416 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,076**

Low Sqft:

Ttl Sqft:

**2,076**

DOM

**20**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Few Trees,Front Yard,Landscaped,Lawn,No Neighbours Behind,Pie Shaped Lot  
Double Garage Attached,Driveway,Interlocking Driveway**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**BBQ gas line,Private Entrance,Private Yard,Rain Gutters**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

Int Feat:

**Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**

**Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Jettied Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Vinyl Windows**

Utilities:

# Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
Title: <b>Fee Simple</b>		Zoning: <b>R1</b>		Remarks	
Legal Desc: <b>8521401</b>					
Pub Rmks:		<b>STUNNING CUSTOM MASTERPIECE IN A HIGHLY SOUGHT-AFTER LOCATION</b> 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			
Inclusions: Property Listed By:		<b>N/A</b> <b>COLDWELL BANKER UNITED</b>			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





















