



**DJ Golden**  
**REAL ESTATE**

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**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> | -  |
| <b>Features:</b>   | 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 |                   |    |
| <b>Inclusions:</b> | 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