



GRASSROOTS
REALTY GROUP

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117 Burton Place
Fort McMurray, Alberta

MLS # A2338483



\$865,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,810 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater, Garage over head storage, built in speakers, built in upper and lower cabinets in office, built in shelving, Basement: Fridge, stove, microwave, washer and dryer.

Welcome to 117 Burton Place, an exceptional two-storey home offering 4,491 sq. ft. of total living space where grand architecture, refined renovations and remarkable versatility come together. Set in the highly sought-after B’s of Timberlea, steps from the Birchwood Trails, this impressive property features 20-foot ceilings, an upgraded kitchen, five bedrooms, three fireplaces, a flexible basement with an illegal suite and parking for up to six vehicles on the front drive. Pillars, a stucco exterior and cedar shake shingles create grand curb appeal, while exposed aggregate leads to the heated double attached garage with 16-foot ceilings and overhead storage. Beyond the stately double doors, marble flooring, a curved staircase and dramatic chandelier establish an elegant first impression. Crown moulding, detailed millwork, built-in speakers and heated tile flooring reflect the craftsmanship throughout. A beautifully appointed office with built-in cabinetry, new lighting and double glass doors is located just off the entry. The formal living and dining rooms are united beneath spectacular 20-foot ceilings, with arched windows, interior pillars and a gas fireplace creating a timeless setting for entertaining. Hardwood continues into the family room, where a second gas fireplace adds warmth. The former breakfast nook is now a charming sitting area surrounded by windows overlooking the backyard. At the heart of the home, the updated kitchen balances luxury with function. A Forno eight-burner gas range with double ovens sits beneath a coordinating black and gold hood, framed by illuminated cedar shelves and subway tile. The white island is topped with black quartz and features a generous sink with reverse osmosis. Updated countertops, gold hardware, a black pot filler, pantry and Bosch dishwasher complete the space. A stylish powder room and laundry room

with cabinetry and a sink are also found on the main level. Upstairs, three bedrooms feature nine-foot ceilings, crown moulding, illuminated closets and individual speaker controls. The primary retreat offers hardwood, wainscoting, a sitting area, accent lighting and a third gas fireplace. Barn doors open to the renovated ensuite with heated marble-look tile, dual sinks, a freestanding tub, rainfall shower and rustic wood feature wall. A large walk-in closet with custom cabinetry completes the suite. The fully developed basement offers in-floor heat and exceptional flexibility. A family room refreshed in 2026 with new carpet, paint and a fluted wood feature wall is joined by a three-piece bathroom. Beyond is an illegal suite with a separate entrance, kitchen, living room, two bedrooms, a second three-piece bathroom and private laundry. The connected design allows the entire basement to remain part of the home when a suite is not required. The fully fenced yard was renewed in 2025 with fresh sod, new fencing and a wood deck with glass railing. Schedule your private tour of this estate home today.