



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 PLISKA Crescent, Fort McMurray T9K 0A9**

MLS®#: **A2156600**

Area: **Timberlea**

Listing Date: **08/16/24**

List Price: **\$592,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$7k, 26-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2006**

Finished Floor Area  
Abv Sqft: **2,068**  
Low Sqft:  
Ttl Sqft: **2,068**

DOM

**127**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,747 sqft**  
Lot Shape:

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Greenbelt,No Neighbours Behind,Landscaped**  
Park Feat: **Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Mixed,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Instant Hot Water,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Jetted Tub,Kitchen Island,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 14`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`2" x 8`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`11" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`7" x 11`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 14`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`3" x 9`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 8`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`9" x 11`9"</b>

**Bonus Room**  
**Bedroom**  
**Kitchen**

**Second**  
**Basement**  
**Basement**

**11`6" x 16`6"**  
**9`4" x 10`7"**  
**9`7" x 6`11"**

**Bedroom**  
**3pc Bathroom**  
**Living Room**  
Legal/Tax/Financial

**Basement**  
**Basement**  
**Basement**

**9`0" x 11`8"**  
**5`10" x 8`4"**  
**10`9" x 13`1"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0525595**

Remarks

Pub Rmks: **Discover this charming 2,068 sq ft family home nestled in the heart of Timberlea, offering comfort with its desirable layout and the convenience of its prime location that is hard to beat. The main floor features a beautifully renovated kitchen, completed in 2021, with custom Jos-Will cabinetry and wide plank flooring that flows seamlessly into the living room, where a cozy corner stone-surround gas fireplace invites relaxation. The upper level hosts four spacious bedrooms plus a bonus room, including a master suite with a luxurious 4-piece bath, featuring a corner jetted tub and separate shower for ultimate comfort. The home has seen several updates, including newer flooring, crown mouldings, and some bathroom upgrades. A newer air conditioning system and hot water on demand ensure energy efficiency. The basement offers a 2-bedroom legal suite with in-floor heating, providing an excellent opportunity for rental income or accommodating extended family. Step outside to a covered back deck overlooking a peaceful greenspace and paved bike path, perfect for enjoying nature in the privacy of your fully fenced yard. The heated double garage adds convenience, especially during the colder months and the oversized front driveway accommodates 3 + vehicles with ease. Situated within walking distance to two of Timberlea's newest high schools and the Stoney Creek shopping area, this home combines a fantastic location with modern amenities, making it an ideal choice for families and investors alike.**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer. Hot water on demand, AC unit, all window blinds, curtain rods, tv mount in living room and upstairs bedroom, garage heater, garage door opener and remote(s), full sized fridge in garage. Basement: Fridge, stove, OTR microwave, washer, dryer, cabinet at bottom of stairs.**

Property Listed By: **COLDWELL BANKER UNITED**

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









