



THE A-TEAM

RE/MAX FIRST

113 PLISKA Crescent, Fort McMurray T9K 0A9

MLS@#: A2156600 Area: Timberlea Listing 08/16/24 List Price: \$599,900
Status: Active County: Wood Buffalo Change: -\$15k, 02-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray
Year Built: 2006
Lot Information
Lot Sz Ar: 5,747 sqft
Lot Shape:

DOM

96
Layout
Beds: 6 (4 2)
Baths: 3.5 (3 1)
Style: 2 Storey

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

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Foyer, Bedroom, and another Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, 2pc Bathroom, Laundry, Bedroom, 4pc Bathroom, and 4pc Ensuite bath.

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









