

\$599,888 - 197 Pliska Crescent, Fort McMurray

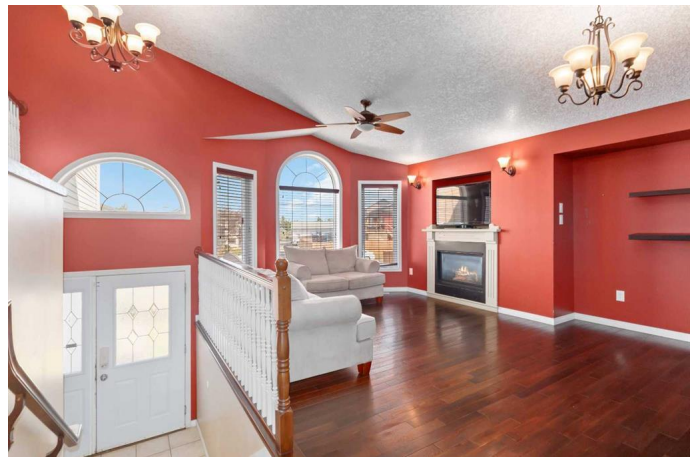
MLS® #A2245091

\$599,888

5 Bedroom, 3.00 Bathroom, 1,910 sqft
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

MASSIVE MODIFIED BILEVEL WITH OVR 3000 SQ FT OF LIVING SPACE WITH A SEPARATE ENTRANCE. This 5 BEDROOM 3 FULL BATHROOM HOME OFFERS SPACE GALORE! This layout is one of my favorites as it offers a large front entry way that leads to your upper or lower level. Take the upper-level staircase and take note of the VAULTED CEILINGS in the Great room finished with hardwood floors and gas fireplace and mantle. The kitchen offers enough room for the whole to cook together. It features GRANITE COUNTER TOPS, TONS OF CABINETS, PANTRY, BUILT IN WINE RACK and a LARGE ISLAND and Stainless-steel appliances. The oversized dining nook features vaulted ceilings and garden doors that lead you to your large BBQ deck. The main level continues with hardwood floors in every room, and a main floor 4 pc bathroom. The Primary Bedroom is a WOW, because every space in this room is HUGE, including the bedroom area, WALK IN CLOSET, and full ensuite that features 2 vanities one sink area and other your makeup area. In addition, there is a jetted tub and stand-up shower. The main level is complete with a laundry room. The Lower level is just under 1200 sq ft on its own and can be a perfect space for family and friends to gather with a large family room and high ceilings and large above ground windows. Or this space can BE A illegal suite as it includes a kitchenette, in-suite laundry and 2 great-size bedrooms. The basement is



roughed in for in-floor heat. The exterior of the home offers loads of parking, a fully fenced and landscaped yard featuring maintenance free fencing. Added bonus is this home has FRONT AND REAR ACCESS, a major plus for those who want direct access to the rear fencing to park your trailer and Toys. The front access offers a large exposed aggregate driveway. This home is situated in a fantastic neighborhood across from the GREENBELT and is in walking distance to schools, parks, shopping and more. Call today for your personal tour!

Built in 2006

Essential Information

MLS® #	A2245091
Price	\$599,888
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,910
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	197 Pliska Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A8

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer
-----------	--

	Connected, Water Connected, Phone Connected
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.