



GRASSROOTS
REALTY GROUP

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**197 Pliska Crescent
Fort McMurray, Alberta**

MLS # A2274361



\$589,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,867 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: All Furnishing in the home

If you're looking for space, this home delivers. The front entry is wide and welcoming with room for boots, bags, kids, and everything else. From there you can head up to the main level or down to the lower level, depending on which part of the home you want to enjoy. The main floor opens up with vaulted ceilings, hardwood throughout, and a bright living area centered around a gas fireplace. The kitchen has plenty of counter space and storage with granite tops, stainless appliances, a pantry, a built in wine rack, and a large island for gathering. The dining area is oversized with its own vaulted ceiling and direct access to the back deck for easy BBQ nights. A full 4 piece bathroom completes this section of the home. The primary bedroom is huge. You get a large sleeping area, a proper walk in closet, and an ensuite that includes two vanity areas, a jetted tub, and a separate shower. Main floor laundry adds to the convenience. The lower level is just under 1200 square feet and feels like a full second living space. The ceilings are high, the windows are large, and the layout works well whether you want a huge family room or an extended living area for guests or older kids. There is a kitchenette, two good sized bedrooms, and its own laundry hookups. In floor heat is already roughed in. With proper approvals, this level could be finished as an illegal suite. Outside, the yard is fully fenced with low maintenance fencing and plenty of room to park. The exposed aggregate driveway offers excellent curb appeal and lots of parking. One of the biggest perks is having both front and rear access, which is ideal for anyone with a trailer, RV, or toys that need direct yard access. The location is across from the greenbelt and within walking distance of schools, parks, and shopping. It's a quiet, established Timberlea spot with everything close by. This home offers size, flexibility,

and the layout many buyers are looking for. Book a showing and come see the potential for yourself.