

# \$525,000 - 185 Pliska Crescent, Fort McMurray

MLS® #A2203019

**\$525,000**

5 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

**DOUBLE ATTACHED GARAGE! 5 BEDROOMS! SEPARATE ENTRANCE!**

Welcome to 185 Pliska Cres. On the main floor this bi-level home offers a large living that has plenty of windows to let in all the natural light, and is accented nicely by a gas fireplace.

Additionally the living room has space for a formal dining room set up if needed. On the other side of the living room you will discover the large kitchen that offers not 1 but 2 pantry closets, s/s appliances, a kitchen island, and ample cabinet and counter space. The kitchen looks onto the dining nook, plus a garden door that leads to a back deck with steps descending to a lower patio where you will find access to the landscaped and fenced yard.

The main level of the home comes with 3 bedrooms and two 4 PCE bathrooms which includes the primary bedroom that includes a 4 PCE en suite bathroom, and a walk in closet.

Need extra space or potential income? The separate entrance to the developed basement opens to a vast living area, a convenient kitchenette, two additional bedrooms, and a full bathroom. **BONUS!** For larger families, the basement's flex room that can be locked off from the basement illegal suite can easily be converted into a sixth bedroom, office, or remain an expansive family room. Located in a prime area with walking trails 30 seconds from your doorstep, this home is also just moments from schools, shopping, and public transportation. Call now for your personal showing.



Built in 2006

### **Essential Information**

MLS® #	A2203019
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,480
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	185 Pliska Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0A8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features    Private Entrance, Private Yard  
Lot Description        Back Yard, Landscaped, Private, See Remarks  
Roof                      Asphalt Shingle  
Construction          Concrete  
Foundation            Poured Concrete

**Additional Information**

Date Listed             March 17th, 2025  
Days on Market        47  
Zoning                   R1

**Listing Details**

Listing Office           ROYAL LEPAGE BENCHMARK

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.