



**DJ Golden**  
**REAL ESTATE**

780-897-4003  
dj@djgolden.com

**197 Pliska Crescent**  
**Fort McMurray, Alberta**

**MLS # A2260425**



**\$599,888**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                         |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bi-Level                          |               |                   |
| <b>Size:</b>     | 1,910 sq.ft.                      | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                                                                                                                                    |                   |                                                     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | In Floor Roughed-In, Forced Air, Natural Gas                                                                                                       | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                             | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                    | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                                                                            | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                                       | <b>Zoning:</b>    | R1                                                  |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                    | <b>Utilities:</b> | Cable Connected, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |                                                     |
| <b>Inclusions:</b> | Fridge x2, stove, washer x2, dryer x2, all window coverings, garage door opener, garage remote, all furnishing in home                             |                   |                                                     |

MASSIVE MODIFIED BILEVEL WITH OVR 3000 SQ FT OF LIVING SPACE WITH A SEPARATE ENTRANCE AND FRESHLEY PAINTED. 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!