

# \$459,900 - 314 Plamondon Drive, Fort McMurray

MLS® #A2183260

**\$459,900**

6 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

## SEPARATE ENTRANCE! OPEN CONCEPT!

Welcome to 314 Plamondon Dr. This 2006 built home has had recent renovations including new flooring throughout most of main floor and some areas of basement. This home offers 3 bedrooms on the main floor which includes the spacious primary bedroom that contains an en suite and a large walk in closet. The kitchen boasts newer appliances along with a great sized island and a pantry. The living room is the perfect relaxing area in the home where you can cozy up to the tile surrounded gas fireplace. The basement has a SEPARATE ENTRANCE to a 3 bedroom illegal suite that has a kitchen, massive rec room, and separate laundry. One bedroom in the basement could be locked off from the suite if the main floor resident desires for extra space. Outside you will find loads of parking room or potential to build a detached garage, Check out the virtual tour! Call now to book your personal showing.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2183260  |
| Price          | \$459,900 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,367     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 2006        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 314 Plamondon Drive |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K0B2              |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Alley Access, Gravel Driveway, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Separate Entrance, Sump Pump(s) |
| Appliances        | Microwave, Refrigerator, Washer/Dryer            |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room                                 |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, See Remarks, Suite     |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Entrance      |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete              |
| Foundation        | Poured Concrete       |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | December 12th, 2024 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 155 |
| Zoning         | R1S |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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