

# \$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	188
Zoning	R1S

## **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.