



THE
A-TEAM

**RE/MAX
FIRST**

213 PLAMONDON Drive, Fort McMurray T9K 2T6

MLS®#: **A2109509** Area: **Timberlea** Listing Date: **03/26/24** List Price: **\$364,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,716 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Lawn**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,186**
 Low Sqft:
 Ttl Sqft: **1,186**

DOM

44
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`0" x 5`0"	4pc Ensuite bath	Main	10`0" x 5`0"
Bedroom	Main	8`8" x 10`4"	Bedroom	Main	8`8" x 10`4"
Dining Room	Main	12`5" x 12`0"	Foyer	Main	6`0" x 11`0"
Kitchen	Main	10`7" x 12`0"	Living Room	Main	14`6" x 13`6"
Bedroom - Primary	Main	10`3" x 12`6"	3pc Bathroom	Basement	9`9" x 5`0"
Game Room	Basement	13`3" x 34`5"	Storage	Basement	55`0" x 0`0"
Bedroom	Basement	11`9" x 10`5"	Bedroom	Basement	9`5" x 10`5"

Furnace/Utility Room

Basement

9`6" x 16`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

0425749

Remarks

Pub Rmks:

Welcome to the perfect family home nestled in an excellent location close to Stoney Creek Village Shopping Centre, offering convenience at your doorstep with Save on Foods, Shopper Drug Mart, Starbucks, restaurants, banks, and more! Ideal for families with teenagers, this home is within walking distance to Holy Trinity and Ecole McTavish junior and high schools. Built with family living in mind in 2004, this charming home boasts 3+2 bedrooms and 3 full bathrooms. As you step inside, the main level greets you with a bright and airy living room featuring a vaulted ceilings and gleaming hardwood floors, creating a warm and inviting atmosphere. The kitchen is complete with a corner pantry and raised eat-up bar, perfect for gathering with loved ones. Venturing down the hallway, you'll discover 3 bedrooms and a 4PC main bathroom, with the primary bedroom offering an additional 4PC ensuite and access to a private back deck. The partially developed basement eagerly awaits your personal finishing touches, currently offering 2 bedrooms, a full bathroom, an office area, and a spacious rec room flooded with natural light from the large above-ground windows, making it an inviting and functional space for family activities. Outside, the backyard features alley access with potential for a future garage (subject to RMWB approval), ample parking space, and even RV access, providing versatility for your family's needs. If you're seeking a well-maintained home in a family-friendly neighborhood, look no further! This is the perfect opportunity!

Inclusions:

Property Listed By:

Fridge, stove, dishwasher, OTR microwave, washer, dryer, all window coverings, basement shelving
RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

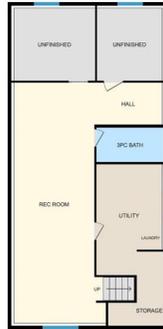








30'



30'