



THE
A-TEAM

**RE/MAX
FIRST**

146 PLAMONDON Way, Fort McMurray T9K 0A6

MLS®#: **A2147990**

Area: **Timberlea**

Listing Date: **07/09/24**

List Price: **\$629,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**
Lot Information
Lot Sz Ar: **6,004 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,806**
Low Sqft:
Ttl Sqft: **1,806**

DOM

69
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Fire Pit,Other**

Construction: **Mixed**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Central Vacuum,Kitchen Island,Pantry,Storage**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|---------------|---------------------|---------------------|---------------|------------------------|
| 2pc Bathroom | Main | 0`0" x 0`0" | Dining Room | Main | 11`0" x 7`0" |
| Foyer | Main | 9`3" x 8`0" | Kitchen | Main | 13`11" x 16`6" |
| Laundry | Main | 5`2" x 8`0" | Living Room | Main | 15`11" x 161`0" |
| Mud Room | Main | 9`8" x 67`7" | 4pc Bathroom | Second | 0`0" x 0`0" |
| 4pc Ensuite bath | Second | 0`0" x 0`0" | Bedroom | Second | 11`0" x 11`1" |

| | | | | | |
|-----------------------------|-----------------|----------------------|---------------------|-----------------|-----------------------|
| Bedroom | Second | 10`3" x 11`2" | Bonus Room | Second | 15`6" x 18`6" |
| Bedroom - Primary | Second | 15`4" x 14`5" | 4pc Bathroom | Basement | 0`0" x 0`0" |
| Bedroom | Basement | 10`0" x 9`4" | Game Room | Basement | 17`11" x 14`2" |
| Storage | Basement | 3`3" x 5`7" | Storage | Basement | 8`9" x 7`8" |
| Furnace/Utility Room | Basement | 13`5" x 23`3" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1S**
 Legal Desc: **0524636**

Remarks

Pub Rmks: **Welcome to 146 Plamondon Way, a bright & spacious home with FOUR bedrooms, 3.5 bathrooms and a BONUS ROOM. As you enter the home you are greeted with a cheerful & inviting foyer that leads to a warm living room with great windows and a gas fireplace. This open main level offers a kitchen with stainless appliances & pantry, a designated dining area with access to the backyard, plus a half bath & laundry off of the garage entrance. Heading up to level two there is a large BONUS ROOM with great windows, up a couple of steps you will find a full bathroom & three good sized bedrooms. The sizeable primary has a four piece ensuite with corner jetted tub & separate shower. Moving to the basement level you will find a cozy fourth bedroom, full bathroom, rec space & a ton of storage space. The attached heated garage is fully drywalled & measures 23'x23' with shelving and cabinets for added storage. This home sits on a generous pie-shaped lot with a large aggregate driveway, fully fenced yard with a great deck, storage shed & HOT TUB! Other notable features include rear gate access for RV PARKING, Central AIR & Central Vacuum. This amazing home is in a great location near 2 high schools, shopping & walking trails. Be sure to book your private tour today!**

Inclusions: **Fridge, stove, dishwasher, OTR Microwave, washer/dryer, window coverings, garage door opener & remote, a/c, hot tub**
 Property Listed By: **EXP REALTY**

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