

**290 PLAMONDON Drive #110, Fort McMurray T9K 0A5**

MLS® #: **A2164580** Area: **Timberlea** Listing Date: **09/21/24** List Price: **\$144,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$5k, 08-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Fort McMurray**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall, Underground**

Finished Floor Area  
 Abv Sqft: **1,003**  
 Low Sqft:  
 Ttl Sqft: **1,003**

DOM

**121**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fireplace(s)**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
 Int Feat: **Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`0" x 7`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 21`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 10`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`11" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 8`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`7" x 5`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 14`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 12`2"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$800

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 0626470

Remarks

Pub Rmks: **Welcome to 110-290 Plamondon Drive: Bright, Clean and with New Carpet, this two bedroom two bathroom home offers immediate possessions with beautiful tree line views from the balcony, an open concept floor plan and is located in a Timberlea Building that is sought after for its peaceful setting and convenient location. The kitchen located next to the entrance offers plenty of storage and counter space with a pantry and all appliances included. Additional storage can be found in the laundry/storage room and the open concept living space offers plenty a bright and welcoming area to relax in or entertain family and friends. There is a bedroom on each side of the unit providing its occupants with additional space and privacy. The primary has an ensuite bathroom and bedrooms both have great sized closets and brand new carpet. This unit comes with underground secured parking and is surrounded by scenic green space with walking trails everywhere. Close to shopping and many Timberlea amenities, units in this building do not come up often. Schedule a private tour today.**

Inclusions:

N/A

Property Listed By:

The Agency North Central Alberta

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









