



THE
A-TEAM

**RE/MAX
FIRST**

290 PLAMONDON Drive #207, Fort McMurray T9K 0A5

MLS® #: **A2172504** Area: **Timberlea** Listing Date: **10/10/24** List Price: **\$150,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,403**

Low Sqft:

Ttl Sqft: **1,403**

DOM

7

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmnt:

Kitchen Appl: **Other**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 19`0"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	16`0" x 14`0"	3pc Bathroom	Main	
Bedroom	Main	14`0" x 9`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,124

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: **0626470**

Remarks

Pub Rmks: **Welcome to 207-290 Plamondon Drive! With its tree line views, TWO balconies, access to walking trails AND underground parking, this unit is a MUST SEE. This massive 2 bedroom 2 bathroom condo is the perfect starter home or investment property! It's inviting open concept floor plan features: in suite laundry, a spacious kitchen and pantry, with a breakfast bar and extra storage. The living area is spacious and cozy with a fireplace and access to the 2nd balcony. The primary bedroom features a luxurious walk in closet, and 3 piece bathroom with access to your private balcony. Located in a central neighborhood close to shopping, schools, parks and amenities, book your private viewing today!**

Inclusions: **AS IS WHERE IS ON POSSESSION**

Property Listed By: **COLDWELL BANKER UNITED**

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