



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: **\$141,800**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 06-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,403**  
Low Sqft:  
Ttl Sqft: **1,403**

DOM

**42**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

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

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**



