



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: **\$138,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 06-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,403**

Low Sqft:

Ttl Sqft: **1,403**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**72**

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: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony**

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

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Living Room       | Main  | 16`0" x 19`0" |
| Bedroom - Primary | Main  | 16`0" x 14`0" |
| Bedroom           | Main  | 14`0" x 9`0"  |

| Room             | Level | Dimensions  |
|------------------|-------|-------------|
| 3pc Ensuite bath | Main  | 0`0" x 0`0" |
| 3pc Bathroom     | Main  |             |

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**



