



THE
A-TEAM

**RE/MAX
FIRST**

290 PLAMONDON Drive #209, Fort McMurray T9K 0A5

MLS® #: **A2179509**

Area: **Timberlea**

Listing Date: **11/15/24**

List Price: **\$199,888**

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**

Finished Floor Area

Abv Sqft: **930**
Low Sqft:
Ttl Sqft: **930**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Titled, Underground**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)**
Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected**

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	6`1" x 7`10"
Bedroom	Main	11`9" x 11`11"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`0"
Bedroom - Primary	Main	9`11" x 22`3"

Legal/Tax/Financial

Condo Fee: **\$800**
Title: **Fee Simple**
Fee Freq:

Zoning: **R3**

Monthly

Legal Desc: 0626470

Remarks

Pub Rmks: **HELLO GORGEOUS! EXSTENSIVELY RENOVATED 2 BEDROOM 2 BATHROOM CONDO FACING GREENSPACE IN TIMBERLEA. Welcome to Winchester Greens, a well maintained, clean and secure building surrounded by trees in the heart of Timberlea within walking distance of all amenities, schools, parks and more. Step inside this stunning home offering all the PRETTY THINGS, QUARTZ COUNTER TOPS, LUXURY VINYL PLANK FLOORS, NEW WHITE CABINETS, GOLD ACCENTS AND GORGEOUS LIGHT FIXTURES. This spacious and open concept floor plan features a fully renovated kitchen with new cabinets, countertops, backsplash, gold faucets and fixtures and hardware. updated Stainless steel appliances raised eat up breakfast bar and a walk-in pantry. The kitchen has the added feature of a reverse osmosis water system. The kitchen overlooks your living area with a dining nook, large great room offering large windows with greenbelt views. In addition, you have a garden door that leads to your private covered balcony. The Primary bedroom features a walk-in closet and a fully renovated ensuite bathroom with a beautiful vanity, marble tile floors, gold accents, and a walk-in tiled shower with sliding glass doors. Both bedrooms in this home overlook the green space and have great space. The main bathroom of the home is also fully renovated with continued tiled floors, new vanity and fixtures. This move in ready turnkey condo offers in suite laundry with stackable front-loading washer and dryer, and one underground heated parking stall and immediate occupancy available. Call today for your personal tour of the nicest condo in the building that will be sure to impress.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all blinds, one underground parking stall and locker (#209), reverse osmosis system**

Property Listed By: **COLDWELL BANKER UNITED**

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







