



THE
A-TEAM

**RE/MAX
FIRST**

314 PLAMONDON Drive, Fort McMurray T9K0B2

MLS®#: **A2183260**

Area: **Timberlea**

Listing Date: **12/12/24**

List Price: **\$459,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2006

Lot Information

Lot Sz Ar:

4,401 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,367

Low Sqft:

Ttl Sqft:

1,367

DOM

211

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped

Alley Access,Gravel Driveway,Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Entrance

Construction:

Concrete

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Microwave,Refrigerator,Washer/Dryer

Int Feat:

No Smoking Home,Separate Entrance,Sump Pump(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

Bedroom

Bedroom

Bedroom

Level

Main

Main

Main

Basement

Basement

Basement

Dimensions

5`1" x 8`6"

9`7" x 12`10"

14`3" x 11`1"

13`6" x 15`6"

8`11" x 13`8"

11`2" x 10`5"

Room

4pc Ensuite bath

Bedroom

Bedroom - Primary

4pc Bathroom

Game Room

Kitchenette

Level

Main

Main

Main

Basement

Basement

Basement

Dimensions

4`11" x 7`8"

9`6" x 12`11"

13`0" x 19`10"

7`9" x 5`4"

21`8" x 21`6"

6`6" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0524636

Zoning:
R1S

Remarks

Pub Rmks:

SEPARATE ENTRANCE! OPEN CONCEPT! Welcome to 314 Plamondon Dr. This 2006 built home has had recent renovations including new flooring throughout most of main floor and some areas of basement. This home offers 3 bedrooms on the main floor which includes the spacious primary bedroom that contains an en suite and a large walk in closet. The kitchen boasts newer appliances along with a great sized island and a pantry. The living room is the perfect relaxing area in the home where you can cozy up to the tile surrounded gas fireplace. The basement has a SEPARATE ENTRANCE to a 3 bedroom illegal suite that has a kitchen, massive rec room, and separate laundry. One bedroom in the basement could be locked off from the suite if the main floor resident desires for extra space. Outside you will find loads of parking room or potential to build a detached garage, Check out the virtual tour! Call now to book your personal showing.

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings. Basement: Fridge, Dishwasher, Washer/Dryer.
ROYAL LEPAGE BENCHMARK**

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







