



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**

Finished Floor Area

Year Built:

**2006**

Abv Sqft: **1,367**

Lot Information

Low Sqft:

Lot Sz Ar:

**4,401 sqft**

Ttl Sqft: **1,367**

Lot Shape:

DOM

**39**

Layout

Beds: **6 (3 3 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **3**

Garage Sz:

Access:

**Back Lane,Landscaped**

Lot Feat:

**Alley Access,Gravel Driveway,Parking Pad**

Park Feat:

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	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 12`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 11`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 15`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`11" x 13`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 10`5"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 19`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 5`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`8" x 21`6"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>6`6" x 8`1"</b>

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

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







