



THE
A-TEAM

**RE/MAX
FIRST**

290 PLAMONDON Drive #207, Fort McMurray T9K 0A5

MLS® #: **A2187468**

Area: **Timberlea**

Listing Date: **01/14/25**

List Price: **\$135,000**

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: **1,419**
Low Sqft:
Ttl Sqft: **1,419**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

6
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

Construction: **See Remarks**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Other**
Int Feat: **Elevator,Jetted Tub,Open Floorplan,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`6" x 15`6"	Bedroom - Primary	Main	16`4" x 15`3"
3pc Ensuite bath	Main	9`3" x 9`1"	4pc Bathroom	Main	6`8" x 9`1"

Legal/Tax/Financial

Condo Fee: **\$1,124**

Title: **Fee Simple**

Zoning: **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:
Property Listed By: **AS IS WHERE IS ON POSSESSION
COLDWELL BANKER UNITED**

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



