



GRASSROOTS
REALTY GROUP

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374 PLAMONDON Drive
Fort McMurray, Alberta

MLS # A2229062



\$429,900

Division:	Timberlea		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,485 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW BLINDS & CURTAINS & RODS, 2 GARAGE DOOR REMOTES, WINE FRIDGE, KEG FRIDGE, 2 TV WALL MOUNTS, CENTRAL VAC (AS-IS)

Welcome to 374 Plamondon Drive! The beautiful 3 Bed, 3 bath- Backsplit in Timberlea also has a fully developed basement + Double Detached garage and is within 1 block of schools and boasts an ultra convenient location with so many amenities so close by. You are also within very short walking distance to bus stops for work & public transit! Another big plus is you have rear alleyway access where you have a large yard and oversized rear patio deck and if needed you can add additional parking; and or park the RV on the side of the garage by moving the fence if needed; so you have options! Recently installed is new Vinyl Plank flooring which is stunning and fresh painting has been done! Main floor features open concept floor plan and vaulted ceilings, kitchen with corner pantry and dining area. Upper level has 2 bedrooms, Primary bedroom with walk-in closet and 4 piece bathroom & the 2nd bedroom also has a walk-in closet as well. Lower level also above grade has 4 piece bathroom, bedroom and large family room which leads to rear yard & the massive deck. Basement is fully developed with a family/rec room, Bar with wine fridge & Kegerator fridge & a large 4 piece bathroom and a massive storage area for all the storage you need! This floor plan offers 3 separate living area's for the family and is in excellent condition and ready for quick possession; call today!