



GRASSROOTS
REALTY GROUP

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146 Plamondon Way
Fort McMurray, Alberta

MLS # A2253569



\$555,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cleared, Gentle Sloping, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to 146 Plamondon Way—a spacious and inviting home designed for family living and entertaining. The main level greets you with a bright foyer offering views of the large, fully fenced backyard. The open-concept kitchen features a generous sit-up island and leads into the dining area, highlighted by oversized windows that flood the space with natural light. The living room is warm and welcoming, centered around a cozy gas fireplace with plenty of room for oversized, comfortable furniture. Completing this level is an attached, heated double garage with convenient direct access to the home. Upstairs, you’ll find a stunning bonus room with vaulted ceilings and expansive windows—a perfect spot for a playroom, home office, or second living space. The primary suite overlooks the backyard and offers a relaxing ensuite with a corner jetted tub. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement provides even more living space with a family room featuring built-in cabinetry, perfect for your large screen and extra seating. A fourth bedroom, full bathroom, and plenty of storage make this level both functional and comfortable. Step outside to enjoy a spacious two-tiered deck—an ideal gathering place for summer barbecues, entertaining, or quiet evenings. The large backyard provides endless opportunities for family fun and relaxation. Don’t miss the chance to make this property your own—add 146 Plamondon Way to your must-see list!