



GRASSROOTS
REALTY GROUP

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111, 16347 Twp Rd 675
Plamondon, Alberta

MLS # A2258964



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,885 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Double Garage Attached, Quad or More Detached		
Lot Size:	3.09 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Built in 2013, this executive 5-bedroom, 3-bathroom home sits on 3.09 acres in a quiet subdivision just 5 minutes from Plamondon, with paved roads right to the driveway. The main floor features 9' ceilings, hardwood and ceramic tile floors, quartz countertops, induction stove, walk-through pantry, new fridge, Miele Dishwasher and main-floor laundry. From the dining area, step onto a covered deck overlooking open farmland with no rear neighbors. A covered west-facing front porch adds to the properties charm. The fully finished ICF basement, also with 9' ceilings, offers a walkout to the double attached garage, 2 bedrooms, wet bar with fridge and dishwasher, storage system for sports gear, and plenty of space for fitness, games, or movie nights. Upstairs includes 3 bedrooms, including the primary suite, and 2 full baths. In addition to the double attached garage with paved pad, the property boasts a heated and insulated 1,872 sq. ft. shop, built in 2022, with epoxy floors—ideal for projects, storage, or business needs. Utilities include a well and septic mound. This property combines modern comfort with country living—quiet and private, yet only minutes from town.