



**GRASSROOTS**  
REALTY GROUP

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**67363 Rng Rd 162**  
**Plamondon, Alberta**

**MLS # A2259534**



**\$495,000**

<b>Division:</b>	Plamondon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Drive Through		
<b>Lot Size:</b>	4.94 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, No Smoking Home, Pantry		

**Inclusions:** Outdoor hot tub

Private Country Oasis Just Minutes from Plamondon Tucked away in the trees and set back from the road on a private driveway, this beautifully updated two-level home with a full basement offers the perfect blend of peaceful seclusion and everyday convenience. Located just 3.5 km from Plamondon Alberta, you'll enjoy total privacy without sacrificing proximity to town. Schools, shopping, restaurants, and playgrounds are just minutes away, while Lac La Biche is only 20 km down the road, offering a hospital, full shopping amenities, and a fantastic recreation centre. Surrounded by mature trees, this home sits on a spacious lot with a drive-through driveway and plenty of parking—perfect for guests, trailers, or toys. The heated attached double garage adds year-round functionality. In the past two years, the home has seen extensive upgrades, including: • New furnace • Central A/C installed • Hot water tank replaced • Garage heater added • All bathrooms fully renovated • Majority of flooring replaced • Fresh interior paint • New sidewalks and a concrete back pad Out back, unwind or entertain in your large backyard complete with a hot tub—included with the home. With lakes, crown land, and camping areas nearby, this location is a haven for outdoor lovers. Whether you're looking for a peaceful family home or a private retreat, this property offers the best of rural living—just minutes from town