



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

304, 290 Plamondon Drive  
Fort McMurray, Alberta

MLS # A2276106



**\$179,900**

Division:	Timberlea		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,129 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 982
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** wood shelf in living room and decorative boxes on the wall in the living room

**\*\*Top-Floor Corner Unit Backing Onto Greenbelt & 2 Bedrooms + Den!\*\*** Discover this rare opportunity to own a spacious **\*\*1,100+ sq. ft. condo\*\*** featuring 2 bedrooms plus a versatile den. Perfectly positioned on the top floor corner, this home offers privacy, tranquility, and treed views from every window. **\*\*Bright & Functional Layout\*\*** & Bedrooms are thoughtfully separated by the main living area, with a den ideal for a home office.

**\*\*Stylish Galley Kitchen\*\*** & Updated cabinetry, eat-up bar, and open sightlines to the dining and living room. **\*\*South-Facing Balcony\*\*** & Accessible from the primary suite, this sunlit retreat is surrounded by trees and perfect for relaxing. **\*\*Primary Bedroom\*\*** & Walk-through closet leads to a 4-piece ensuite. **\*\*Cozy Comforts\*\*** & Laminate flooring, fireplace, and in-suite laundry.

Additional highlights include a **\*\*titled underground heated parking stall\*\***, with extra surface stalls available for rent, and condo fees that conveniently cover heat and water.

**\*\*Prime Location\*\*** & Nestled in one of the quietest buildings in town, backing onto a treed park, near a pond, walking trails, and just a short stroll to Starbucks and Save-On-Foods. **\*\*Available immediately & move in and enjoy the perfect blend of space, sunlight, and serenity!\*\***