



**304, 290 Plamondon Drive  
Fort McMurray, Alberta**

**MLS # A2276106**



**\$174,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 982
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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

Calling all Investors! This great listing comes with a tenant already in place! \*\*Top-Floor  
 Corner Unit Backing Onto Greenbelt &ndash; 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\*\*** &ndash; Bedrooms are thoughtfully separated by the main living area,  
 with a den ideal for a home office.

**\*\*Stylish Galley Kitchen\*\*** &ndash; Updated cabinetry, eat-up bar, and open sightlines to the dining and living room.  
**\*\*South-Facing Balcony\*\*** &ndash; Accessible from the primary suite, this sunlit retreat is surrounded by trees and perfect for relaxing.  
**\*\*Primary Bedroom\*\*** &ndash; Walk-through closet leads to a 4-piece ensuite. **\*\*Cozy Comforts\*\*** &ndash; 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\*\*** &ndash; 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 Stone Creek Landing and Save-On-Foods. **\*\*Available**  
 immediately &ndash; move in and enjoy the perfect blend of space, sunlight, and serenity!\*\*