



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

MLS # A2276106

\$174,900



Division:	Timberlea	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Multi Level Unit	
Size:	1,129 sq.ft.	Age: 2006 (20 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 Stone Creek Landing and Save-On-Foods.

Available immediately – move in and enjoy the perfect blend of space, sunlight, and serenity!