



201, 290 Plamondon Drive  
Fort McMurray, Alberta

MLS # A2297743



**\$169,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 918
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer, dryer. 1 main door fob, 3 unit keys, 1 set of mail keys, 1 garage door opener.

Welcome to Winchester Greens, a well-maintained, and secure building tucked among the trees in the heart of Timberlea, within walking distance of amenities, schools, and parks. Unit 201 is one of the larger units in the complex at 1,066 sq ft, offering two bedrooms, two bathrooms, a generous in-suite laundry room with excellent additional storage, and a spacious balcony. The primary bedroom features a walk-in closet and 4-piece ensuite. A titled, heated underground parking stall is included, with additional surface stalls available for rent. Condo fees of \$917.58 per month include heat and water. This unit is ready for its next chapter, offering a solid opportunity to add your personal touch and build instant equity in a highly sought after building.