



**378 Plamondon Drive  
Fort McMurray, Alberta**

**MLS # A2297955**



**\$349,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** As is, where is as per Schedule A

Welcome to this fantastic family home ideally situated near Stoney Creek Village , where everyday convenience is right at your doorstep with easy access to grocery stores, schools, parks, restaurants, walking trails, and more. Designed with family living in mind, this bi-level offers 5 bedrooms and 2 full bathrooms. The main level welcomes you with a bright, spacious living room highlighted by a vaulted ceiling that enhances the natural light through the bay windows. The kitchen offers ample cabinetry and generous counter space, with the flexibility to add an island for additional functionality. Down the hallway, you’ll find three comfortable bedrooms along with a 4-piece main bathroom. The basement features a separate entrance, making it ideal for extended recreational space or potential rental income. It features two additional bedrooms, a full bathroom, a spacious rec room complete with a cozy natural gas fireplace, and a second kitchen to support added versatility. Outside, the backyard offers alley access, plenty of parking, and even RV access. This is a wonderful opportunity to own a home in a sought-after, family-friendly neighbourhood with convenience within walking distance. Call to book your viewing today!