



**GRASSROOTS**  
REALTY GROUP

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

20, 68165 Campsite Road  
Plamondon, Alberta

MLS # A1105400



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway		
<b>Lot Size:</b>	2.55 Acres		
<b>Lot Feat:</b>	Corner Lot, Garden, Gentle Sloping, Greenbelt, Landscaped, Lawn, Many Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	See Remarks		

**Inclusions:** -

Location, Location, Location! You know you can renovate your house, but you can't renovate your location! That is why you should come and look at this property. Located on a very private 2.55 acre lot just minutes north Plamondon, this home has 6 bedrooms, 3 bathrooms and a walkout basement. The driveway and parking pad are paved, there is a double detached garage and a semi-wrap around deck, there is lots of room to park, play and be private. The home is 1,489 sq.ft. and features a corner gas fireplace, laundry on the main floor, vaulted ceilings, walk in pantry, a jetted soaker tub, a massive cedar sauna in the basement and in-floor heating lines if you wish to connect a boiler in the future. Utilities include a 2000 gallon cistern, a well for watering outside, and a septic field. This property is worth taking a look at if you are wanting a nice quiet country acreage.