



GRASSROOTS
REALTY GROUP

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

15375 Hwy 858
Plamondon, Alberta

MLS # A2200353



\$348,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,440 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Attached Carport		
Lot Size:	8.28 Acres		
Lot Feat:	Private, Secluded, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Agricultural
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, See Remarks, Sump Pump(s)		

Inclusions: N/A

This property has undergone some major TLC!! Here is your opportunity to get into an affordable, upgraded acreage in a nice location only 10 minutes North of Plamondon on Hwy 858. The main level of the home is now bright and fresh with neutral, paint, tasteful laminate flooring and baseboards that runs through out the entire home. Offering an open kitchen dining area with access to the rear deck that has been refinished, a spacious living room area, 3 bedrooms and a full bath. The full basement has also been brought up to date with the replacement of some drywall, paint, baseboards and flooring, featuring 2 bedrooms, a 1/2 bath, family room, laundry and utility room. Additional improvements to the home include, but are not limited to new shingles, new doors, new lights and sockets in the basement, new light fixture and taps in bathroom tub and kitchen sink. Giving you a total living space of over 2800 sq. ft. The property size is 8.28 acres with nice mature trees, a rustic 24X42 barn with power plugs and lights, small pole shed and some coral fencing. A quiet location with very few neighbors and seconds away from loads of Crown Land. Cistern size is 1500 Gallons and sewer is a pump out. A Must See! Call to view today!