



**GRASSROOTS**  
REALTY GROUP

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10022, 96A Avenue  
Plamondon, Alberta

MLS # A2202143



**\$399,000**

Division:	Plamondon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,905 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	4
Garage:	Asphalt, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Suspended Ceiling, Vaulted Ceiling(s)		
Inclusions:	Shed		

Incredible value, priced well below replacement cost and assessed value! This stunning raised bungalow offers an array of exceptional features, including central air, crown moldings, wall sconces, and thoughtful details throughout. The grand entryway leads to beautiful dark bamboo hardwood floors and an open-concept great room adjacent to a striking island kitchen featuring an eating bar, a spacious breakfast nook, stainless steel appliances, a pantry, and an abundance of cabinets and counter space. Garden doors open to a large deck with plenty of dry, secure storage below, along with a lovely backyard. The main floor also includes a versatile flex room, ideal as a den or a formal dining room or children's play area. The impressive primary suite boasts a walk-in closet and a luxurious 4-piece ensuite with a deep soaker tub and a custom glass shower. Two additional bedrooms, a 4-piece bathroom, and a main floor laundry/mud room with a laundry sink complete this level. The fully developed basement offers a spacious rec room, a bedroom, and a 3-piece bath for personal use. Additionally, there's a bright, sunny 1-bedroom LEGAL rental suite with a separate entrance from the attached heated double garage (currently rently for \$1100/month). This is truly a remarkable property at an incredible price per square foot!