



**GRASSROOTS**  
REALTY GROUP

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67537, 858 Hwy  
Plamondon, Alberta

MLS # A2203358



**\$498,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,747 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Attached Carport, Driveway, Gravel Driveway, Quad or More Attached		
Lot Size:	13.20 Acres		
Lot Feat:	Level, No Neighbours Behind, Open Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	35-67-16-W4
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Track Lighting		

Inclusions: N/A

LISTED BELOW APPRAISED VALUE, this beautifully renovated home is nestled on 13.2 acres, literally 1 minute from the hamlet of Plamondon, along Hwy 858. This 1,747 sq.ft. home has undergone extensive updates, including new windows, new roof, flooring, a fabulous new kitchen and fresh paint throughout, giving it a modern and inviting feel. The chef's dream kitchen is a true standout, featuring quartz countertops and custom cabinetry by Meldon Cabinets. It includes tons of storage, a large island with a kitchen sink and a breakfast bar, all open to the dining area, making it perfect for family meals and entertaining. The kitchen is undoubtedly the largest and most impressive space in the home! The living is also grand and anchored by a stone wood-burning fireplace and has patio doors leading to the expansive 16x50 carport, ideal for parking, relaxing in the shade, hosting BBQs, or enjoying outdoor activities with the kids. Step outside to find a gazebo—a serene spot for outdoor relaxation—a rock fire pit surrounded by a plum tree and apple orchard, plus an impressive kids' playset, perfect for keeping the little ones entertained. The property also boasts incredible outdoor amenities, including a 40x40 insulated shop with a 28x16 add on and custom-built crane inside, plus a few sheds for storage. The shop provides ample room for large trucks, and with its prime location, it's a perfect spot for business operations. Just wait it gets even better—there is a secondary residence! perfect for an elderly family member or as a rental unit to help with mortgage payments. Both the main house and the mobile home are serviced by municipal water. The house has a 2000-gallon septic tank, while the mobile home features its own tank and open discharge system. The main house includes three bedrooms upstairs, two full

bathrooms, and a convenient half bath in the basement, along with two additional bedrooms (basement window sizes to be confirmed as proper Egress). This property is the perfect combination of rural living and functionality. Whether you want to enjoy a giant acreage of 13.2 acres or run a business from home, this property has it all!