



GRASSROOTS
REALTY GROUP

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**16044B Twp Rd 682
Plamondon, Alberta**

MLS # A2210806



\$450,000

Division:	Plamondon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,664 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.37 Acre		
Lot Feat:	Lake		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: 2 sheds

REDUCED IN PRICE! Tucked away in the scenic Plamondon Bay area and just minutes from town, this inviting lakefront home offers a unique blend of comfort and potential. Built in 1989, it features a walk-out basement that opens up to a stunning view of the lake, with a spacious upper deck and a covered lower area—ideal for a hot tub or outdoor kitchen setup. Inside, you’ll find three bedrooms and two full bathrooms on the main floor, with two additional den spaces in the basement that could easily be converted into legal bedrooms. The basement also includes two more full bathrooms, a cozy movie room, and plumbing in place for a kitchenette—making it a great candidate for a rental suite or lakefront Airbnb. The home has had a substantial refresh, including new trim, hardware, freshly painted doors, cabinetry, and walls. The basement boasts new flooring and stylish touches like shiplap and barnwood feature walls. Appliances have been updated as well, including the dishwasher, washer, and dryer. Each level has its own gas fireplace for year-round comfort. You’ll also enjoy a high producing well (30 igpm), a 2500-gallon septic tank, two storage sheds for all your lake gear, and a 28x24 insulated garage. The basement is about 90% finished—with the ceiling and final touches ongoing. Take a spin through the 3D tour to get the full feel of what this lakeside gem has to offer!