

# \$625,000 - 16247 Twp Rd 681, Plamondon

MLS® #A2221197

## \$625,000

3 Bedroom, 2.00 Bathroom, 1,322 sqft  
Residential on 79.44 Acres

NONE, Plamondon, Alberta

Opportunities like this donâ€™t come oftenâ€”nearly 80 acres of beautifully maintained land just minutes from the hamlet of Plamondon. Featuring a large, scenic pond and mature landscaping, this property offers peace, privacy, and endless potential. The 1,322 sq. ft. home was built in 1986 and saw substantial renovations in 2009, including a new maple kitchen, hardwood floors throughout, fresh interior paint, and new basement carpet. The roof was replaced in 2018, all windows in 2002, and the exterior siding has 2" of added Styrofoam insulation underneathâ€”boosting energy efficiency and lowering utility costs. Start your day on the covered east-facing front porch or unwind on the 15x22 pressure-treated back deck with gazebo and gas line for your BBQ, overlooking the pond. Inside, the home is immaculate, with thoughtful touches like a steam shower and soaker tub, walk-in closet, cold room, and abundant storage. Be sure to check out the full 3D tour. The attached 28x32 heated garage has 220 power and there's also a 26x30 heated detached garage (also with 220 power) and a 14x30 lean-to. Additional outbuildings include a few storage sheds and a tarp shed, offering plenty of room for tools, toys, or projects. Horse lovers will also appreciate the shelter and partially fenced area, and outdoor enthusiasts will love the space to explore, hunt, or even consider subdividing for family or future investment. This is a truly unique property in a prime locationâ€”ready for your



next chapter.

Built in 1986

### Essential Information

MLS® #	A2221197
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	79.44
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	16247 Twp Rd 681
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Fire Pit
Lot Description	Landscaped, No Neighbours Behind, Fruit Trees/Shrub(s), Few Trees, Gazebo, See Remarks, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	84
Zoning	AG

## Listing Details

Listing Office	People 1st Realty
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