

# **\$429,900 - 374 Plamondon Drive, Fort McMurray**

MLS® #A2229062

**\$429,900**

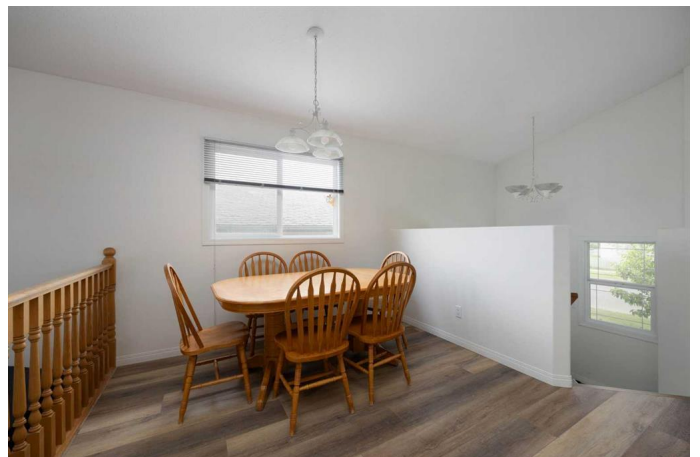
3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 374 Plamondon Drive! The beautiful 3 Bed, 3 bath- Backsplit in Timberlea also has a fully developed basement + Double Detached garage and is within 1 block of schools and boosts an ultra convenient location with so many amenities so close by. You are also within very short walking distance to bus stops for work & public transit! Another big plus is you have rear alleyway access where you have a large yard and oversized rear patio deck and if needed you can add additional parking; and or park the RV on the side of the garage by moving the fence if needed; so you have options! Recently installed is new Vinyl Plank flooring which is stunning and fresh painting has been done! Main floor features open concept floor plan and vaulted ceilings, kitchen with corner pantry and dining area. Upper level has 2 bedrooms, Primary bedroom with walk-in closet and 4 piece bathroom & the 2nd bedroom also has a walk-in closet as well. Lower level also above grade has 4 piece bathroom, bedroom and large family room which leads to rear yard & the massive deck. Basement is fully developed with a family/rec room, Bar with wine fridge & Kegerator fridge & a large 4 piece bathroom and a massive storage area for all the storage you need! This floor plan offers 3 separate living area's for the family and is in excellent condition and ready for quick possession; call today!

Built in 2006



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229062      |
| Price          | \$429,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,485         |
| Acres          | 0.10          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 374 Plamondon Drive |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0A7             |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Master Downstairs |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | See Remarks                             |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 9              |
| Zoning         | R1S            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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