

304, 290 Plamondon Drive
Fort McMurray, Alberta

MLS # A2276106



\$174,900

Division:	Timberlea		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,129 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Electric

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 982

Basement: -

LLD: -

Exterior: Vinyl Siding

Zoning: R3

Foundation: -

Utilities: -

Features: Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows

Inclusions: wood shelf in living room and decorative boxes on the wall in the living room

Calling all Investors! This great listing comes with a tenant already in place!

****Top-Floor**

Corner Unit Backing Onto Greenbelt & 2 Bedrooms + Den! Discover this rare opportunity to own a spacious ****1,100+ sq. ft. condo**** featuring 2 bedrooms plus a versatile den. Perfectly positioned on the top floor corner, this home offers privacy, tranquility, and treed views from every window. ****Bright & Functional Layout**** & Bedrooms are thoughtfully separated by the main living area, with a den ideal for a home office.

****Stylish Galley Kitchen**** & Updated cabinetry, eat-up bar, and open sightlines to the dining and living room.

****South-Facing Balcony**** & Accessible from the primary suite, this sunlit retreat is surrounded by trees and perfect for relaxing.

****Primary Bedroom**** & Walk-through closet leads to a 4-piece ensuite. ****Cozy Comforts**** & Laminate flooring, fireplace, and in-suite laundry.

Additional highlights include a ****titled underground heated parking stall****, with extra surface stalls available for rent, and condo fees that conveniently cover heat and water.

****Prime Location**** & Nestled in one of the quietest buildings in town, backing onto a treed park, near a pond, walking trails, and just a short stroll to Stone Creek Landing and Save-On-Foods. ****Available immediately & move in and enjoy the perfect blend of space, sunlight, and serenity!****