

**322 Plamondon Drive  
Fort McMurray, Alberta**

**MLS # A2292996**

## \$531,900



<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** BBQ, All furniture, Three TV's, Bar Fridge, All Kitchen Cabinet Contents, Refrigerator x 3, Stove x 2, Dishwasher, Portable Dishwasher, Washer, Dryer, Basement Washer/Dryer, Microwave x 2, Central Air Conditioner, All Window Coverings, Curtain Rods, Ceiling Fan's, Central Vacuum/Attachments, Garage Controls.

Welcome to 322 Plamondon Drive in Timberlea. This exceptional home offers 1,382 sq ft of fully furnished living space, featuring 6 bedrooms and 3 full bathrooms. Step inside and discover the bright natural light streaming through the large front windows, a spacious living room perfect for everyday living and entertaining, open concept kitchen with a gas stove, two refrigerators upstairs, a mini fridge, gas fireplace, main floor laundry, plenty of storage, air conditioning, a fully furnished legal suite, and a double detached garage all nestled in a friendly, sought after neighbourhood while a versatile layout provides space for every need. Designed with functionality and convenience in mind. The legal basement suite adds flexibility and potential income. While the deck leads to the double detached garage and additional parking with rear alley access to add further convenience. Families will appreciate the location's proximity to schools, bus routes, playgrounds, shopping, and local amenities. With its combination of space, potential rental income and convenience 322 Plamondon Drive is a must see. Schedule your private showing today and don't miss the chance to make this incredible property your new home or investment property.