

# **\$414,900 - 374 Plamondon Drive, Fort McMurray**

MLS® #A2229062

**\$414,900**

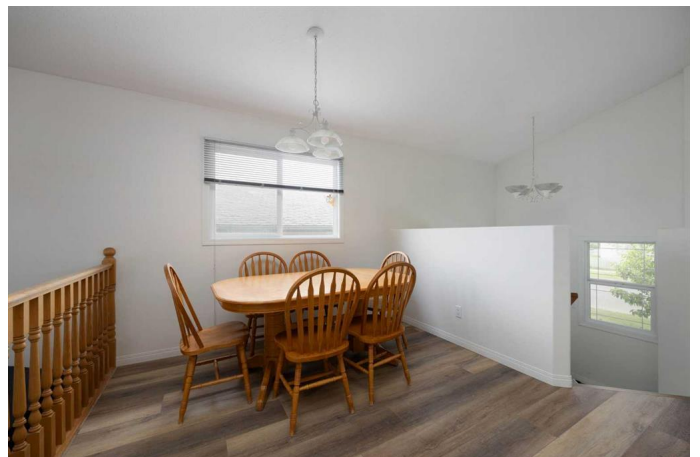
3 Bedroom, 3.00 Bathroom, 1,485 sqft

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	\$414,900
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	37
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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