

# \$305,000 - 9909 101 Avenue, Plamondon

MLS® #A2191952

## \$305,000

5 Bedroom, 3.00 Bathroom, 1,226 sqft  
Residential on 0.17 Acres

NONE, Plamondon, Alberta

Great opportunity to own a home in Plamondon, Alberta—ideal for first-time buyers or investors! This 5-bedroom, 2.5-bathroom home offers comfort, space, and income potential. The main floor features a bright living room with a cozy wood-burning fireplace, an eat-in kitchen with ample cupboard space and balcony access, plus a primary bedroom with a walk-in closet and ensuite. The basement, accessible from both inside and a separate entrance, includes shared laundry and an updated 2-bedroom, 1-bathroom illegal suite. Outside, enjoy a heated double garage, a spacious 7,500 sq. ft. lot, and a storage shed. Conveniently located within walking distance of groceries, banking, and dining. Don't miss out on this fantastic home at 9909 - 101 Avenue!

Built in 1978

## Essential Information

MLS® #	A2191952
Price	\$305,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.17



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9909 101 Avenue
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
-------------	--------------------

Days on Market 62  
Zoning Medium Density Residential

### **Listing Details**

Listing Office People 1st Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.