

# \$519,888 - 158 Plamondon Way, Fort McMurray

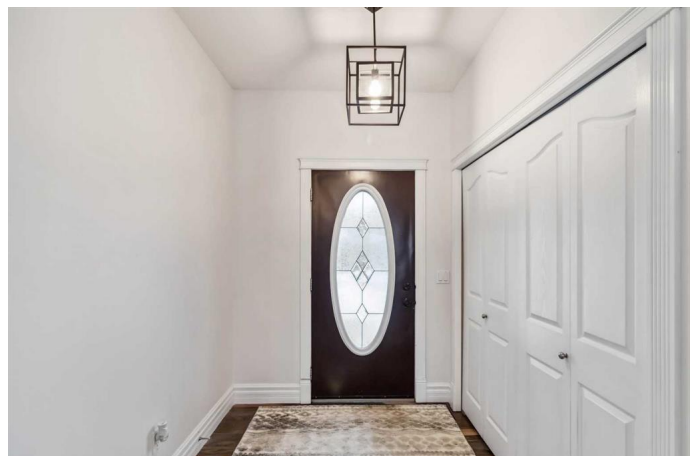
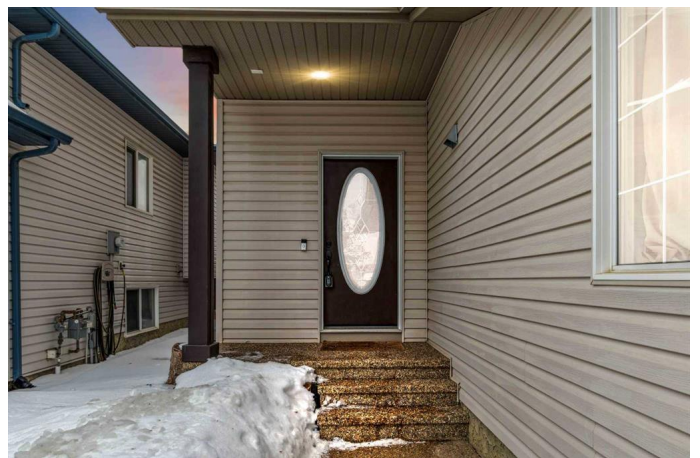
MLS® #A2197399

**\$519,888**

4 Bedroom, 4.00 Bathroom, 1,437 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

THIS ONE WILL CHECK OFF ALL THE BOXES! OVER 2000 SQ FT OF LIVING SPACE, FEATURING A BEAUTIFULLY RENOVATED KITCHEN AND BATHROOMS, OVERSIZED 24x24, HEATED AND ATTACHED GARAGE, IT IS A LARGE FULLY FENCED YARD AND AMAZING LOCATION WHERE YOUR CHILDREN WALK TO SCHOOL. Step inside this FULLY DEVELOPED 2 story offering a large front foyer that opens to your front great room and open concept living area. Windows surround this great room, which features a gas fireplace. The beautifully renovated kitchen features two-tone cabinets, upper white cabinets and lower navy blue. The countertops have been upgraded to QUARTZ. In addition, you have upgraded stainless steel appliances, tile backsplash and a pantry. This level has seen the addition of new light fixtures, kitchen cabinet hardware, and champagne bronze kitchen faucet. The main level continues with a generously sized dining room, with sliding door leading to your large yard and deck. This level is complete with a renovated 2 pc powder room and main level laundry. A bonus is that this level offers direct access to your attached garage from the home. The upper level of this home offers 3 bedrooms and 2 renovated bathrooms. Both the upper children's bedrooms are generous in size, the 2nd bedroom currently is furnished with a queen size bedroom with large bedframe just to give you an idea of the size of this bedroom.. The



Primary bedroom is oversized and features a redesigned and upgraded ensuite bathroom and walk-in closet. This space features an oversized vanity with double sinks, quartz countertops, and a walk-in tiled shower with a bench, all surrounded by glass. At the back of the ensuite, you have a walk-in closet. This home has additional windows added on both the main and upper levels when built, making this home filled with tons of natural light. The fully developed lower level offers a great layout of a family room and a bedroom area that is open to family room, so you have the versatility of being able to close in the bedroom if you want separate or to just have an oversized family room in the basement. This level is complete with a full bathroom and lots of storage. Additional features include central a/c, , and a large landscaped and fenced yard with built-in gazebo, large deck, and garden shed. All these excellent features and the fantastic location too. You are perfectly situated next to schools of all levels, close to site and city bus stops and within walking distance of shopping, parks, sports fields and trails. Call today for your personal tour.

Built in 2006

### **Essential Information**

MLS® #	A2197399
Price	\$519,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,437
Acres	0.11
Year Built	2006
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	158 Plamondon Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 28th, 2025
Days on Market	13
Zoning	R1S

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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