

\$299,900 - 16303 Birch Grove Road, Plamondon

MLS® #A1255380

\$299,900

5 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 3.50 Acres

NONE, Plamondon, Alberta

What can you buy for \$149/sq.ft and includes a 60x28 shop! ...nothing! That's why this is such a good deal! This 1978 home is renovated and updated, however it still does need some work in the basement. Located in Birch Grove Estates just 10 minutes north of Plamondon and situated on the Lac La Biche River. This beautiful home has 6 bedrooms, two full baths, plus a second kitchen for canning/butchering or for a homebased business, plus it has a double attached garage and a 60x28 heated and insulated shop with a lien-to. What else does it have? A walk out basement onto the riverside, a covered upper deck overlooking the river and a lower covered deck where you could also put a hot-tub. This home has many great features including a massive primary bedroom with walk in closet and 4 piece ensuite, plenty of room inside and out plus it's paved all the way to this home. Check out the photos, the 3-D tour or ask the listing agent for the link to full 13 minute walk through the property.

Built in 1978

Essential Information

MLS® #	A1255380
Price	\$299,900
Sold Price	\$250,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,347
Acres	3.50
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	16303 Birch Grove Road
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

Amenities

Parking Spaces	7
Parking	Double Garage Detached
Waterfront	River Front

Interior

Interior Features	Closet Organizers, Crown Molding, Jetted Tub, Kitchen Island, Sauna
Appliances	See Remarks, Stove(s)
Heating	Electric, Forced Air, Fireplace(s), Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone

Foundation Poured Concrete

Additional Information

Date Listed August 31st, 2022
Date Sold November 15th, 2024
Days on Market 805
Zoning country residential
HOA Fees 0.00

Listing Details

Listing Office PEOPLE 1st REALTY

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