

\$355,000 - 100, 9804 102 Avenue, Plamondon

MLS® #A2112317

\$355,000

2 Bedroom, 1.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

NONE, Plamondon, Alberta

This 2 bedroom/2 bathroom townhouse style condo was built in 2018 and has approximately 8 years remaining on the new home warranty. From the outside, it may look small, but the minute you walk in you will feel right at home with the open concept dining, kitchen and living space which features custom kitchen cabinets, a gas fire place, luxury vinyl plank flooring and new LG appliances. French doors from the living room lead you to a generous 15x8 covered deck with gas BBQ line AND an additional lower 15x12 patio area where you can enjoy the full sun. The yard is fully fenced, there is a 16x12 storage shed with roll-up door and the garage is fully insulated and heated (with hot and cold faucets inside and a central vac to clean your car). The front yard provides two paved parking spaces and you are on the end of the building which provides extra windows and light.

The master bedroom has a walk-through closet which connects to the laundry area/sewing or computer space. The basement of this unit is completed to drywall/primer stage and acoustic ceiling installed, only flooring and trim left to complete the lower level. The basement has large windows, a mini-bar area, a second bedroom and a roughed in bathroom (shower unit installed). The floor plan could accommodate a 3rd bedroom if desired or could be left as is which would make a very large family room/recreation space. Condo fees are



\$150/month and possession is very negotiable! Please click on the 3-D tour below to virtually see inside, or better yet ...book an appointment to see it in person. You will not be disappointed!

Built in 2018

Essential Information

MLS® #	A2112317
Price	\$355,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,049
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	100, 9804 102 Avenue
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

Amenities

Amenities	None
Utilities	Electricity Connected
Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island,
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	Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry
Appliances	See Remarks
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Stone
# of Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Lawn, Street Lighting, Yard Drainage, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	April 30th, 2024
Days on Market	56
Zoning	MDR
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	SELLER DIRECT NORTHERN HOMES REALTY
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