

\$469,000 - 16354, 675 Twp Rd., Plamondon

MLS® #A2157729

\$469,000

5 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 9.56 Acres

NONE, Plamondon, Alberta

Welcome to country living! This spacious 5-bedroom, 3-bathroom home offers 2,688 sq. ft. of finished living space, split between two levels (1,344 sq. ft. up and down) on a stunning fully fenced 10-acre property with gated driveway. With breathtaking views of the Plamondon valley, this home is just minutes from Plamondon, accessible by fully paved roads.

The property is fully fenced with welded wire and treated posts, and features a few acres dedicated to the house and yard. You'll find a children's play area, a garden plot, a secluded firepit, and mature spruce trees in the front yard, adding to the curb appeal and privacy. Recent upgrades include new shingles, all new flooring, baseboards, trim, and paint. The front door has been replaced with an energy-efficient model, and all light fixtures now feature LED bulbs. The home is equipped with many energy-efficient features, including hardy board siding, upgraded insulation in the eaves and floor joists, and a wood furnace connected to the ductwork for ultra-low heating bills. Firewood is already cut and split for your convenience.

The hot water tank and pressure tank are both new as of 2021, with the hot water tank being a commercial-grade 120-litre PRO model. The basement and garage have in-floor heating lines, ready to be connected to a boiler if you choose. There are laundry hookups in both the garage and basement, and a natural gas line on the deck for a BBQ, with another



available for a gas stove in the kitchen if desired.

This home also features a walk-out basement, offering the potential for rental income with a secondary kitchen. The separate entrance and large windows provide natural light and gorgeous views of the valley.

Included with the property are 3 brand new stainless Samsung SMART kitchen appliances (fridge, stove and dishwasher) a refrigerator plus a new dishwasher in the basement kitchen, a washer, two dryers, two microwaves, a shed, firewood, and a water hauling tank. Take a moment to scroll through the photos and view the 3D tour, then contact your realtor to schedule a showing of this incredible property.

Built in 2005

Essential Information

MLS® #	A2157729
Price	\$469,000
Sold Price	\$447,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,344
Acres	9.56
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	16354, 675 Twp Rd.
Subdivision	NONE
City	Plamondon

County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, See Remarks, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Glass Doors, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Cleared, Few Trees, Front Yard, Lawn, Yard Drainage, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	October 13th, 2024
Days on Market	58
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	PEOPLE 1st REALTY
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