



GRASSROOTS
REALTY GROUP

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105, 290 Plamondon Drive
Fort McMurray, Alberta

MLS # A2341477



\$149,900

Division:	Timberlea		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 778
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Welcome home! This bright and inviting 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and natural surroundings. Backing directly onto a peaceful greenbelt with walking trails and a park, this home provides a wonderful setting for enjoying the outdoors while still being close to everyday amenities. Step inside to a spacious open-concept living area filled with natural light from the large bay windows. The kitchen offers plenty of cupboard and counter space, along with a convenient breakfast bar—perfect for morning coffee or casual meals with friends and family. The living room features a stylish wall-mounted electric fireplace, creating a warm and cozy focal point. The primary bedroom is a private retreat, complete with a walk-through closet leading into the ensuite. Sliding patio doors provide direct access to the outdoor space, allowing you to enjoy the peaceful greenbelt setting right from your bedroom. The second bedroom is generously sized and versatile, making it an ideal guest room, home office, or comfortable sitting area. A second full bathroom adds convenience for guests or everyday living. Additional features include in-suite laundry, extra storage, and one titled underground parking stall, providing both security and convenience year-round. Whether you're looking for a comfortable home, a low-maintenance lifestyle, or a great investment opportunity, this condo is worth a look. Enjoy the privacy of a greenbelt setting, easy access to walking trails, and a thoughtfully designed floor plan all in one package. Don't miss your opportunity to see this wonderful property—call today to book your private viewing!