



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**68268 Campsite Road
Plamondon, Alberta**

MLS # A2350771



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,890 sq.ft.	Age:	1993 (33 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	4.28 Acres		
Lot Feat:	Corners Marked		

Heating:	In Floor, Fireplace(s), Floor Furnace, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Natural Gas Connected
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Lawn Mower Shed, She-Shed with carport		

Appraised at \$675,000, this fully refinished 6-bedroom, 4-bathroom home built in 1993 is a rare find situated on 4.28 private acres with paved roads all the way and located just two minutes from the municipal boat launch onto Lac La Biche Lake. The bright, open-concept main floor features brand-new paint and luxury plank flooring, a stunning new kitchen complete with a walk-in pantry and a dedicated coffee bar, two brand-new bathrooms, and a third main-floor bathroom combined with laundry conveniently located near the garage. Step outside to enjoy a front covered deck for your morning coffee or a spacious back deck overlooking the private yard. The basement offers fantastic multi-generational flexibility with a private entrance through the garage, a second kitchen, three additional bedrooms, a home office/ or flex space, and a refreshed 3-piece bathroom, all kept cozy with in-floor heating to complement the home's forced air and central AC. Additional highlights include a massive 36x30 garage with room to park, watch the game, and use the workbench, a wired "She-Shed," a lawnmower shed, a dependable well with a newly installed water treatment system, a new septic tank and a brand-new septic mound (in progress). Take a moment to walk through the 3-D tour and call today to book your private viewing of this incredible property! Please note one of the owners of the property is a licensed Realtor in the province of Alberta. The appraisal report and a pre-sale home inspection are complete and available to share.