



GRASSROOTS
REALTY GROUP

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**68218 Campsite Road
Plamondon, Alberta**

MLS # A2352400

\$274,500

Division:	Plamondon		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,248 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	1.46 Acres		
Lot Feat:	Cleared, Garden, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Preserved Wood	Utilities:	Electricity Connected
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Lawn mower, Water tank to haul water

Affordable acreage living awaits at 68218 Campsite Road, situated on a private 1.46-acre lot just minutes from the hamlet of Plamondon on newly paved roads. Offering a fantastic entry-level price point, this well-maintained 1984 home features 1,248 square feet of main-level living space, including four bedrooms, two full bathrooms, a bright kitchen, a spacious foyer, and convenient main-floor laundry. Recent updates include new windows and durable vinyl plank flooring, and the home is exceptionally clean throughout. While the partial basement is only partially finished and in need of work, it provides a great opportunity for buyers to re-do or finish the space to their exact taste. With the sellers downsizing, all furnishings can be included, making this a practical and turnkey opportunity to step into acreage ownership.