# \$399,000 - 10022, 96a Avenue, Plamondon

MLS® #A2202143

# \$399,000

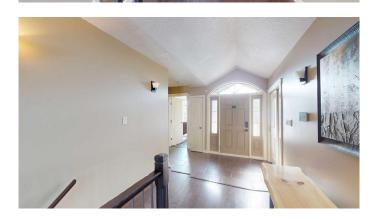
5 Bedroom, 4.00 Bathroom, 1,905 sqft Residential on 0.14 Acres

Plamondon, Plamondon, Alberta

Incredible value, priced well below replacement cost and assessed value! This stunning raised bungalow offers an array of exceptional features, including central air, crown moldings, wall sconces, and thoughtful details throughout. The grand entryway leads to beautiful dark bamboo hardwood floors and an open-concept great room adjacent to a striking island kitchen featuring an eating bar, a spacious breakfast nook, stainless steel appliances, a pantry, and an abundance of cabinets and counter space. Garden doors open to a large deck with plenty of dry, secure storage below, along with a lovely backyard. The main floor also includes a versatile flex room, ideal as a den or a formal dining room or children's play area. The impressive primary suite boasts a walk-in closet and a luxurious 4-piece ensuite with a deep soaker tub and a custom glass shower. Two additional bedrooms, a 4-piece bathroom, and a main floor laundry/mud room with a laundry sink complete this level. The fully developed basement offers a spacious rec room, a bedroom, and a 3-piece bath for personal use. Additionally, there's a bright, sunny 1-bedroom LEGAL rental suite with a separate entrance from the attached heated double garage (currently rently for \$1100/month). This is truly a remarkable property at an incredible price per square foot!







Built in 2008

#### **Essential Information**

MLS® # A2202143 Price \$399.000

Bedrooms 5
Bathrooms 4.00

Full Baths 4

Square Footage 1,905
Acres 0.14
Year Built 2008

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 10022, 96a Avenue

Subdivision Plamondon
City Plamondon

County Lac La Biche County

Province Alberta
Postal Code T0A 2T0

#### **Amenities**

Parking Spaces 2

Parking Asphalt, Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central

Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking

Tub, Separate Entrance, Suspended Ceiling, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Bar Fridge, Dishwasher, Refrigerator, Range,

See Remarks, Tankless Water Heater, Washer/Dryer, Washer/Dryer

Stacked

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Few Trees

Roof Asphalt

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Other

#### **Additional Information**

Date Listed March 12th, 2025

Days on Market 236
Zoning LDR

# **Listing Details**

Listing Office People 1st Realty

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