

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

MLS® #A2202143

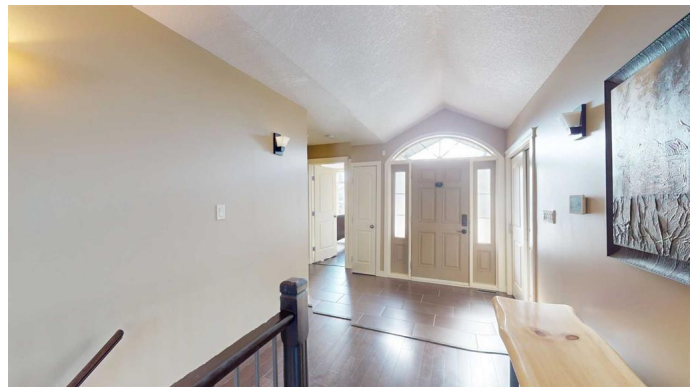
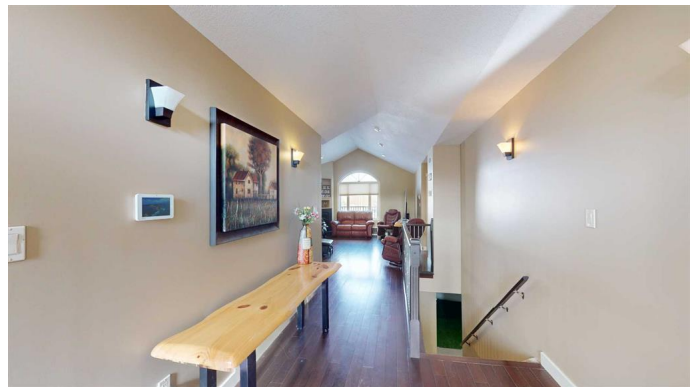
\$399,000

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. It also comes with a fully self-contained legal basement suite, currently generating \$1,100 per month in rental income. 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 rental suite with a separate entrance from the attached heated double garage. 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), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Suspended Ceiling |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Range, Refrigerator, 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 | 37 |
| Zoning | LDR |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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