

# \$305,000 - 9909 101 Avenue, Plamondon

MLS® #A2191952

## \$305,000

5 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.17 Acres

NONE, Plamondon, Alberta

Great opportunity to own a home in Plamondon, Alberta—ideal for first-time buyers or investors! This 5-bedroom, 2.5-bathroom home offers comfort, space, and income potential. The main floor features a bright living room with a cozy wood-burning fireplace, an eat-in kitchen with ample cupboard space and balcony access, plus a primary bedroom with a walk-in closet and ensuite. The basement, accessible from both inside and a separate entrance, includes shared laundry and an updated 2-bedroom, 1-bathroom illegal suite. Outside, enjoy a heated double garage, a spacious 7,500 sq. ft. lot, and a storage shed. Conveniently located within walking distance of groceries, banking, and dining. Don't miss out on this fantastic home at 9909 - 101 Avenue!

Built in 1978

## Essential Information

MLS® #	A2191952
Price	\$305,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.17



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9909 101 Avenue
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 3rd, 2025
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Days on Market	96
Zoning	Medium Density Residential

## Listing Details

Listing Office	People 1st Realty
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