

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

MLS® #A2191952

**\$305,000**

5 Bedroom, 3.00 Bathroom, 1,226 sqft  
Residential on 0.17 Acres

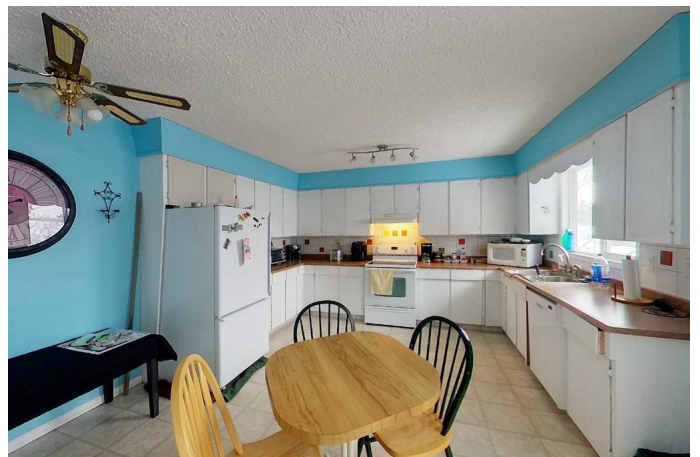
NONE, Plamondon, Alberta

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 |
|-------------|--------------------|

|                |                            |
|----------------|----------------------------|
| Days on Market | 91                         |
| Zoning         | Medium Density Residential |

### **Listing Details**

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

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