

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

MLS® #A2202143

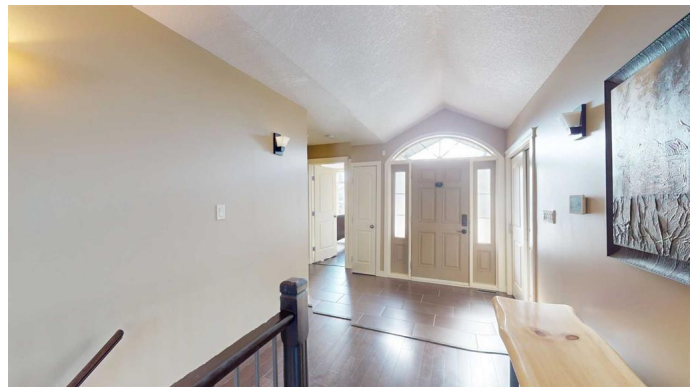
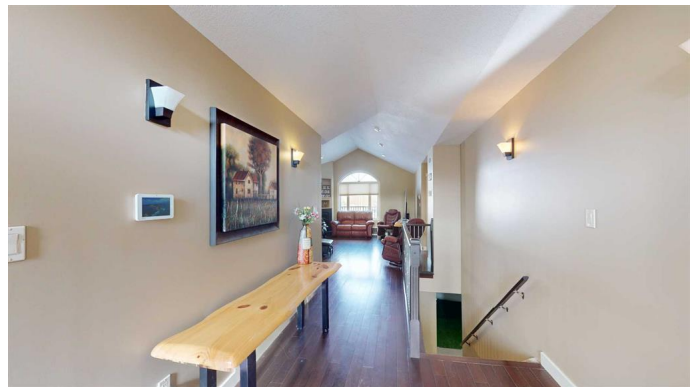
## **\$399,000**

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	46
Zoning	LDR

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.