

9917 103 Avenue  
Plamondon, Alberta

MLS # A2237253



## \$184,000

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Plamondon                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,504 sq.ft.                     | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 1.17 Acres                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Brush                 |               |                   |

|                    |                 |                   |             |
|--------------------|-----------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Mixed           | <b>Zoning:</b>    | residential |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks     |                   |             |

**Inclusions:** na

Fixer-upper or Flip!? This 1504sqft 4 bedroom 1 bathroom home is located in Plamondon, AB on 1.17acres. Property currently operates on a field and cistern system, however municipal services are available for connection. Seller will not respond to offers before 07/09/2025. Allow 72hrs irrevocable. Seller standard Schedules to accompany all offers. Buyers to verify taxes, any rental equipment and fees.