

**104, 290 Plamondon Drive  
Fort McMurray, Alberta**

**MLS # A2269459**



# \$174,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 800
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Laminate Counters, See Remarks		

**Inclusions:** fridge, stove, microwave, dishwasher, washer, dryer, existing window blinds, parkade fob/remote, unit key and fob, furnishings can stay

FULLY FURNISHED END UNIT CONDO BACKING THE GREEN SPACE WITH UNDERGROUND HEATED PARKING! Welcome to Winchester Greens, a well maintained, clean and secure building surrounded by trees in the heart of Timberlea within walking distance of all amenities, schools, parks and more. The kitchen offers plenty of cabinets space, upgraded stainless steel appliances + sink as well as a walk-in laundry area that doubles as a walk-in pantry! Step into the the dining room and living room where you'll enjoy the treeline views! The patio door leads to the ground-level covered patio, perfect for those with pets and direct access to the treeline, parks, and walking trail around the pond. This unit has 2 bedrooms, with the Primary bedroom featuring patio doors that also walk out to the patio, plus a full ensuite bathroom with jacuzzi tub. The 2nd bedroom is directly beside the main bathroom and offers ample space for a bed + office space if desired. For UNDER \$180,000.00 - this property comes fully furnished and is ready for you to just pack your bags and move right in! Additionally, this condo comes with window A/C unit for those hot summer month and an UNDERGROUND HEATED TITLED parking space with a carwash bay. What are you waiting for? Don't miss out of this great opportunity to buy an amazing condo in a location that has so much to offer! Call today for your personal tour!