

10022, 96A Avenue
Plamondon, Alberta

MLS # A2202143



\$399,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Plamondon | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,905 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Asphalt, Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | LDR |
| Foundation: | Other | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Suspended Ceiling, Vaulted Ceiling(s) | | |
| Inclusions: | Shed | | |

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. 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 LEGAL rental suite with a separate entrance from the attached heated double garage (currently rently for \$1100/month). This is truly a remarkable property at an incredible price per square foot!