

# \$450,000 - 16044b Twp Rd 682, Plamondon

MLS® #A2210806

**\$450,000**

3 Bedroom, 4.00 Bathroom, 1,664 sqft

Residential on 0.37 Acres

Plamondon, Plamondon, Alberta

**REDUCED IN PRICE!** Tucked away in the scenic Plamondon Bay area and just minutes from town, this inviting lakefront home offers a unique blend of comfort and potential. Built in 1989, it features a walk-out basement that opens up to a stunning view of the lake, with a spacious upper deck and a covered lower areaâ€”ideal for a hot tub or outdoor kitchen setup. Inside, youâ€™ll find three bedrooms and two full bathrooms on the main floor, with two additional den spaces in the basement that could easily be converted into legal bedrooms. The basement also includes two more full bathrooms, a cozy movie room, and plumbing in place for a kitchenetteâ€”making it a great candidate for a rental suite or lakefront Airbnb. The home has had a substantial refresh, including new trim, hardware, freshly painted doors, cabinetry, and walls. The basement boasts new flooring and stylish touches like shiplap and barnwood feature walls. Appliances have been updated as well, including the dishwasher, washer, and dryer. Each level has its own gas fireplace for year-round comfort. Youâ€™ll also enjoy a high producing well (30 igpm), a 2500-gallon septic tank, two storage sheds for all your lake gear, and a 28x24 insulated garage. The basement is about 90% finishedâ€”with the ceiling and final touches ongoing. Take a spin through the 3D tour to get the full feel of what this lakeside gem has to offer!

Built in 1989



## Essential Information

MLS® #	A2210806
Price	\$450,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,664
Acres	0.37
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	16044b Twp Rd 682
Subdivision	Plamondon
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway
# of Garages	2
Waterfront	Lake Front

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Oven, Freezer, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Natural Gas, Floor Furnace, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit
Lot Description	Lake
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	137
Zoning	CR

## Listing Details

Listing Office	People 1st Realty
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