

\$275,000 - 16303 Birch Grove Road, Plamondon

MLS® #A2229773

\$275,000

5 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 3.50 Acres

NONE, Plamondon, Alberta

This 1978 home is being offered for sale AS-IS. This 6 bedroom/ 3 bathroom house does need some work despite the beautiful photos that are shown. There is a second kitchen for canning/butchering or for a homebased business, plus it has a double attached garage and a 60x28 heated and insulated shop with a lien-to. A walk out basement leads you onto the riverside where there is also a covered upper deck overlooking the river and a lower covered deck where you could also put a hot-tub. This home has many great features including a massive primary bedroom with walk in closet and 4 piece ensuite, plenty of room inside and out plus it's paved all the way to this home. Check out the photos, the 3-D tour or ask the listing agent for the link to full 13 minute walk through the property.

Built in 1978

Essential Information

MLS® #	A2229773
Price	\$275,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,347
Acres	3.50



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	16303 Birch Grove Road
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2T0

Amenities

Parking Spaces	7
Parking	Double Garage Detached
# of Garages	2
Waterfront	River Front

Interior

Interior Features	Closet Organizers, Crown Molding, Jetted Tub, Kitchen Island, Sauna
Appliances	See Remarks
Heating	Electric, Fireplace(s), Forced Air, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	18
Zoning	country residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.