

# \$199,000 - 9714 100 Street, Plamondon

MLS® #A2157269

**\$199,000**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.16 Acres

Plamondon, Plamondon, Alberta

Step into a piece of history with this delightful 1940s character home, offering 2 bedrooms and 1 beautifully updated bathroom that still retains its original charm. The kitchen has been lovingly refreshed with painted cabinets, blending modern convenience with retro-old world charm that makes this home truly unique.

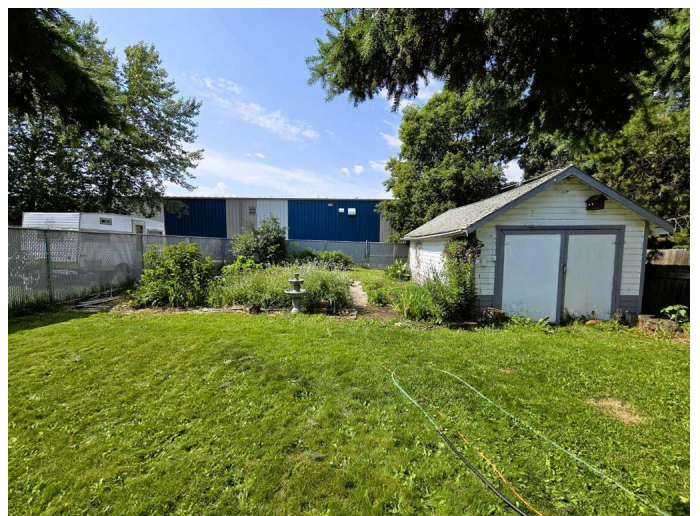
Ideal for retirees, single professionals, or couples, this affordable gem boasts low taxes and minimal upkeep. Major updates including the furnace (2021), roof (2016), hot water tank (2015), and electrical panel and wiring (2016) ensures you can move in with peace of mind, with nothing left to do but enjoy your new space.

The unfinished basement provides ample storage, laundry facilities, and a cozy workbench for tinkering. Outside, the fenced backyard is a gardener's dream, featuring a raspberry patch and sour cherry tree. A 12x22 shed or garage offers additional storage or workspace, and the double gate to the back alley is perfect for storing larger items.

Don't miss the chance to fall in love with this sweet little abode – schedule your viewing today!

Built in 1940

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2157269          |
| Price          | \$199,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 828               |
| Acres          | 0.16              |
| Year Built     | 1940              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 9714 100 Street     |
| Subdivision | Plamondon           |
| City        | Plamondon           |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2T0             |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 1                                       |
| Parking        | Gravel Driveway, Single Garage Detached |
| # of Garages   | 1                                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, See Remarks, Sump Pump(s)  |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Level, Rectangular Lot |
| Roof              | Asphalt  |

|              |  |
|--------------|--|
| Construction | Cement Fiber Board, Concrete, Wood Frame |
| Foundation   | Block                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2024 |
| Days on Market | 249               |
| Zoning         | LDR               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | PEOPLE 1st REALTY |
|----------------|-------------------|

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