

# \$469,000 - 15549 Township Road 694, Plamondon

MLS® #A2216101

**\$469,000**

6 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 3.67 Acres

NONE, Plamondon, Alberta

Living the Country Dream!!!! Peaceful acreage just 5 minutes from Alpac road and 10 minutes north of Plamondon will get you to the tranquility you were hoping for!! Nestled along the peaceful banks of Lac La Biche River this property offers the ultimate rural lifestyle. Property features a beautiful 1728 sq ft home, only steps away from the river and green zone! This exclusive 3.76 acre parcel offers endless opportunities to the outdoor enthusiast and nature lover alike. Step inside the charming 4 level split, featuring 6 bedrooms, 2 baths, with meticulous craftsmen's details throughout. Start with the vaulted ceilings, gorgeous wood floors, custom cabinets, partially finished basement with in floor heating, a sunroom with a spectacular view, and custom woodwork is viewed throughout the whole residence. For those cooler evenings cozy up to the wood stove, with easy access to an unlimited supply of firewood. You will definitely enjoy the spectacular panoramic views from the deck, with the beautiful sounds of nature and sunsets you can only imagine! For the handyman or entrepreneur of the family, you can enjoy the spacious metal shop, with insulated garage that is perfect when working on projects with plenty of space for vehicles, RV, equipment or toys. Just 10 minutes upstream from Lac La Biche Lake, this gem maybe the opportunity you have been looking for!!! Schedule your private tour today!

\$469000.00



Built in 1988

## Essential Information

MLS® #	A2216101
Price	\$469,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	3.67
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

## Community Information

Address	15549 Township Road 694
Subdivision	NONE
City	Plamondon
County	Lac La Biche County
Province	Alberta
Postal Code	T0A2T0

## Amenities

Parking Spaces	4
Parking	Gravel Driveway, Workshop in Garage, Converted Garage
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, Pantry, Soaking Tub, Storage, Bidet, Crown Molding
Appliances	Washer/Dryer Stacked
Heating	Forced Air, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Partially Finished, See Remarks

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Cleared, Creek/River/Stream/Pond, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Views, Yard Drainage
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	48
Zoning	Rural Residential

## Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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