

# \$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	Fireplace(s), Forced Air, Wood, Wood Stove, Electric
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	47
Zoning	country residential

**Listing Details**

Listing Office	People 1st Realty
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