



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 WEST LAKEVIEW Point, Chestermere T1X 1K2**

MLS® #: **A2119868**

Area: **Lakeview Landing**

Listing Date: **04/03/24**

List Price: **\$619,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Chestermere**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**3,806 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,550**

Low Sqft:

Ttl Sqft:

**1,550**

DOM

**46**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**4 Level Split, Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard, Low Maintenance Landscape  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Brick, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**

Int Feat:

**Breakfast Bar, Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 14`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 17`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 12`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`7" x 18`2"</b>

Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>5`9" x 8`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`4" x 17`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>12`11" x 8`0"</b>

3pc Bathroom	Basement	4`9" x 10`7"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-2</b>	
Legal Desc:	<b>0013321</b>		Remarks
Pub Rmks:	<b>FULLY RENOVATED, BACKS ONTO SCHOOL/PLAYGROUND, BACK YARD - OVER 2300SQFT LIVEABLE SPACE, 3 BEDROOM, 3.5 BATHROOM, STEPS FROM LAKE, DUAL GARAGE, HALF DUPLEX - Step into your elegantly done home that begins with a foyer that opens into your first family room. This open concept floor plan continues into your main living, kitchen and dining spaces. This main living space features large windows bring in a lot of natural light and a warm fireplace. It also opens onto your large deck which connects to your fenced back yard. A dual attached garage leads into your laundry room on this main floor and a half bath completes this floor. The upper level has 3 bedrooms and 2 bathrooms with one ensuite included. The basement has a large rec room, 3pc bathroom and a storage room that can be used as a bedroom. This home is in a solid location with shops, backing onto a school (PERFECT FOR KIDS), walking paths and the lake nearby.</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Real Broker</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















