



THE
A-TEAM

**RE/MAX
FIRST**

246 CHELSEA Place, Chestermere T1X2T2

MLS® #: **A2125266**

Area: **Chelsea_CH**

Listing Date: **04/22/24**

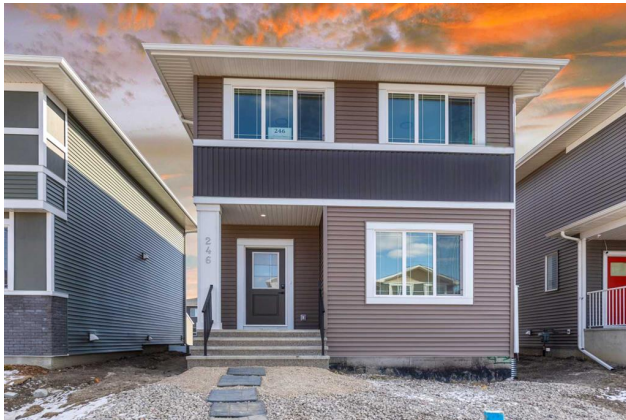
List Price: **\$659,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2024

Lot Information

Lot Sz Ar:

3,352 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,891

Low Sqft:

Ttl Sqft:

1,891

DOM

27

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**

Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|--------------|-----------------------|
| Dining Room | Main | 14`1" x 7`0" |
| Kitchen | Main | 16`7" x 11`10" |
| Laundry | Upper | 5`3" x 4`7" |
| Bedroom | Upper | 14`2" x 9`3" |
| Bedroom | Main | 10`11" x 9`5" |
| 4pc Bathroom | Main | 8`5" x 4`11" |

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Living Room | Main | 19`0" x 12`6" |
| Bonus Room | Upper | 14`4" x 11`10" |
| Bedroom - Primary | Upper | 13`8" x 11`11" |
| Bedroom | Upper | 14`2" x 9`4" |
| 3pc Ensuite bath | Upper | 11`4" x 4`11" |
| 4pc Bathroom | Upper | 8`9" x 4`11" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1PRL

2211705

Remarks

Pub Rmks:

2024 BUILT, BRAND NEW 1891 SQUARE FEET, NORTH FACING UPGRADED HOUSE, MAIN FLOOR FULL WASHROOM & BEDROOM, UPGADED KITCHEN AND LARGER UPPER FLOOR BEDROOMS WITH STANDING SHOWER ENSUITE - A PERFECT START FOR FIRST TIME BUYER OR INVESTOR. Live near the Shopping center, lake, green space, schools and playgrounds with loads of upgrades. Come to Chestermere's premium community of Chelsea and experience the thrill of this gem has to offer. This 4 Bedrooms, 3 full washrooms house includes a convenient combo of main floor bedroom and full washroom, beautiful kitchen with granite countertops, large living area and two car concrete parking pad. Upstairs you will find a decent size owner's En-suite along with generous sized two additional bedrooms, a bonus room and a laundry for added convenience. This BRAND NEW home comes with big windows in Living area and bonus room for extra day light. A huge unfinished basement with SEPARATE ENTERENCE and three large windows, is awaiting for you imaginations. Imagine living close to COSTCO, WALMART, CINEPLEX, SCHOOLS, LAKE AND PONDS, and peace of mind living comes with a brand new home. Book your Showing TODAY !

Inclusions:
Property Listed By:

N/A
MaxValue Realty Ltd.

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





