

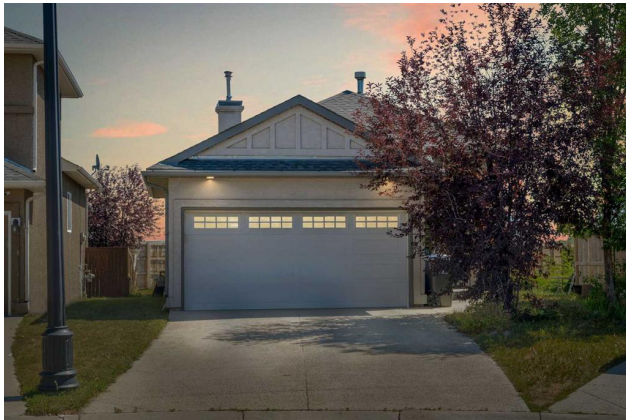


THE
A-TEAM

**RE/MAX
FIRST**

539 EAST LAKEVIEW Place, Chestermere T1X 0A3

MLS®#: **A2141653** Area: **East Chestermere** Listing Date: **08/02/24** List Price: **\$629,000**
 Status: **Active** County: **Chestermere** Change: **-\$900, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **9,703 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,119**
 Low Sqft:
 Ttl Sqft: **1,119**

DOM

48
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,No Neighbours Behind,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`1" x 10`11"	Living Room	Main	11`8" x 16`10"
Bedroom - Primary	Main	13`0" x 14`11"	Bedroom	Main	11`4" x 9`5"
Bedroom	Main	11`4" x 9`6"	4pc Bathroom	Main	4`10" x 8`3"
4pc Ensuite bath	Main	4`10" x 9`11"	Dining Room	Main	9`4" x 13`8"
Bedroom	Lower	8`3" x 13`4"	Office	Lower	9`11" x 15`9"
Game Room	Lower	19`11" x 15`6"	3pc Bathroom	Lower	7`2" x 9`5"
Storage	Lower	8`3" x 9`0"	Furnace/Utility Room	Lower	7`7" x 11`8"

Title: **Fee Simple**
Zoning: **R-2**
Legal Desc: **0610108**

Remarks

Pub Rmks: **RARE OPPORTUNITY TO OWN A BEAUTIFUL BUNGALOW WITH A HUGE LOT APPROX 10K SQ ft LOT, OVER 2200 SQ FT LIVING AREA OFFERS TOTAL OF 4 BED ROOMS, OFFICE ROOM, TWO LIVING ROOMS, 3 FULL WASHROOMS, UPSTAIRS HAS 3 BEDROOMS AND TWO FULL WASHROOMS, CHERRY WOOD CABINETS WITH GRANITE TOPS IN THE KITCHEN, GAS FIREPLACE IN THE LIVING AND DINING AREA ON MAIN LEVEL, DOWNSTAIRS IS TASTEFULLY DEVELOPED WITH TILES AND ALLURE FLOOR, GOOD SIZE 4TH BEDROOM WITH A SAUNA STYLE FULL BATHROOM, HUGE FAMILY ENTERTAINMENT ROOM, OFFICE ROOM OPENS WITH FRENCH DOOR. EXTERIOR IS STUCCO, DOUBLE ATTACHED GARAGE WITH A LONG DRIVEWAY TO FIT YOUR BOAT, ONE OF THOSE BIGGEST LOT IN A PRIVATE CUL-DE-SAC, VERY CLOSE TO EAST LAKE SHORES, SCHOOLS AND SHOPPING NEARBY, EASY ACCESS TO HWY 1 AND GLENMORE TRAIL, IT HAS OPEN VIEW FROM THE BACK WINDOWS, HUGE LANDSCAPED LOT AWAITING FOR YOUR CREATIVITY, DON'T MISS A DETACHED BUNGALOW WITH FRONT ATTACHED DOUBLE GARAGE. NO NEIGHBOURS BEHIND, LONG DRIVEWAY FOR YOUR BOAT.**

Inclusions: **none**
Property Listed By: **Century 21 Bravo Realty**

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



