



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**. SE CORNER OF EAST LAKEVIEW ROAD AND EAST MERGANSER , Chestermere T1X 1A8**

MLS® #: **A2148704**      Area: **NONE**      Listing Date: **07/10/24**      List Price: **\$1,500,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Chestermere**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **201,247 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**164**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:      Zoning:  
**Fee Simple**      **LLR**  
 Legal Desc:      **8810028**

Remarks

Pub Rmks: **4.62 ACRES OF PRIME LAND! ONLY A BLOCK AWAY FROM THE LAKE! Located on the SE corner of East Merganser Drive and East Lakeview Road. Build your dream HOME/ACREAGE OR EVEN THROW A SHOP IN THERE! With all this land, you can choose to do as you please! GREAT VALUE! Future Sub-Division potential may be possible.**

Inclusions: **NONE**  
 Property Listed By: **RE/MAX iRealty Innovations**

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