



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #804, Chestermere T1X 0L3

MLS®#: **A2153770**

Area: **Chelsea_CH**

Listing Date: **07/30/24**

List Price: **\$499,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **1,636**
Low Sqft:
Ttl Sqft: **1,636**

DOM

50
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Window Coverings**
Int Feat: **Breakfast Bar, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	14`11" x 12`2"	Kitchen	Second	14`11" x 10`11"
Dining Room	Second	13`3" x 9`2"	Bedroom - Primary	Third	11`11" x 10`5"
Bedroom	Third	9`9" x 9`8"	Bedroom	Third	9`9" x 9`2"
Bedroom	Main	9`7" x 9`0"	2pc Bathroom	Second	
4pc Bathroom	Third		4pc Ensuite bath	Third	

Legal/Tax/Financial

Condo Fee: \$271	Title: Fee Simple Fee Freq: Monthly	Zoning: m-g
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Legal Desc: **2410996**

Remarks

Pub Rmks: **Introducing the stunning new Aberdeen Townhomes by TRUMAN! This 4 Bedroom Townhome, is nestled in the vibrant and growing community of Chelsea. Enjoy the convenience of nearby playgrounds, pathways, and shopping, all within a dynamic and welcoming neighborhood. This beautiful home offers an exceptional living experience with 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. The main floor features a Bedroom, perfect for guests or a home office. Inside, you'll find the highest quality Fit and Finish, including luxurious Vinyl Plank flooring throughout the living areas and high ceilings. The Gourmet Kitchen boasts Full-Height Cabinetry with Soft-Close Doors and Drawers, a sleek Stainless Steel Appliance package, and Pantry. The Eat-Up Bar, highlighted by elegant Quartz Countertops, provides the perfect space for casual dining and entertaining. The Primary Bedroom is a true retreat, featuring a spacious walk-in closet and a luxurious 4-piece Ensuite. Two additional Bedrooms, a 4-piece Main Bathroom, and Upper-Floor Laundry complete this level, ensuring convenience and comfort for the whole family. This bright and airy home is move-in ready, offering you the chance to live better and embrace the Truman lifestyle. Don't miss the opportunity to make this exceptional townhome your own! *Photo Gallery of Similar Home***

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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





