



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #2105, Chestermere T1X 0L3

MLS®#: **A2156953**

Area: **Chelsea_CH**

Listing Date: **08/27/24**

List Price: **\$509,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,630**
Low Sqft:
Ttl Sqft: **1,630**

DOM

22
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Second	14`11" x 12`7"
Dining Room	Second	13`3" x 9`1"
Bedroom	Third	9`9" x 9`7"
Bedroom	Main	9`6" x 8`11"
4pc Bathroom	Third	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Second	10`11" x 8`7"
Bedroom - Primary	Third	11`10" x 10`5"
Bedroom	Third	9`10" x 9`3"
2pc Bathroom	Second	
4pc Ensuite bath	Third	

Legal/Tax/Financial

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
m-g

Legal Desc: **2410996**

Remarks

Pub Rmks: **Aberdeen Townhomes by TRUMAN - Discover this stunning 4-bedroom townhome nestled in the vibrant and expanding Chelsea community. Enjoy the convenience of nearby playgrounds, pathways, and shopping within this dynamic and welcoming neighborhood. This beautiful residence features 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. The main floor includes a bedroom ideal for guests or a home office. Inside, you'll be greeted by top-notch fit and finish, including luxurious vinyl plank flooring throughout the living areas and high ceilings. The gourmet kitchen showcases full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, adorned with elegant quartz countertops, is perfect for casual dining and entertaining. The primary bedroom serves as a true retreat, complete with a spacious walk-in closet and a luxurious 4-piece ensuite. The upper level also features two additional bedrooms, a 4-piece main bathroom, and convenient upper-floor laundry. This bright and airy home is move-in ready, offering you the chance to live better and embrace the Truman lifestyle. Don't miss out on making 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