



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 RAINBOW FALLS Manor, Chestermere T1X 0M3**

MLS®#: **A2159011**      Area: **Rainbow Falls**      Listing Date: **08/20/24**      List Price: **\$399,900**  
Status: **Pending**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,224**  
Low Sqft:  
Ttl Sqft: **1,224**

DOM

**29**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Low Maintenance Landscape**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**      Flooring: **Carpet, Hardwood, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), Kitchen Island, Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 13`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 11`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 11`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`4" x 11`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 8`3"</b>	<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 5`6"</b>
<b>Laundry</b>	<b>Basement</b>		<b>Game Room</b>	<b>Basement</b>	<b>26`4" x 12`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>7`2" x 8`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$405**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-3**

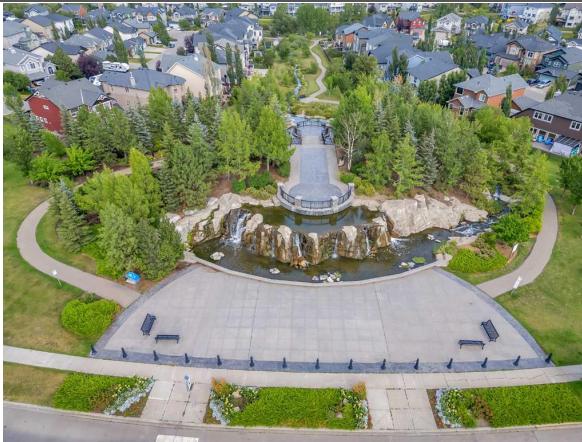
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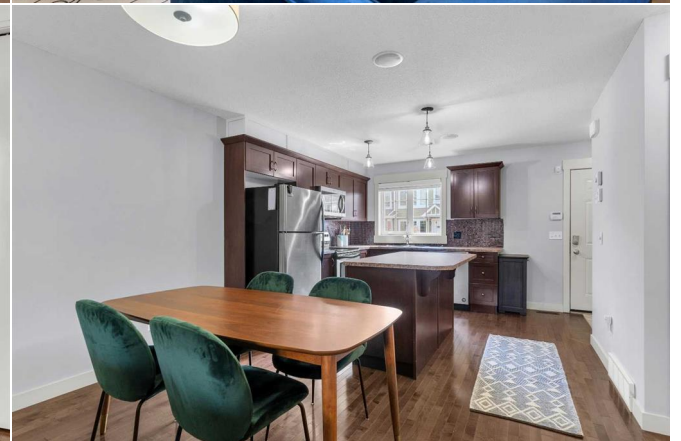
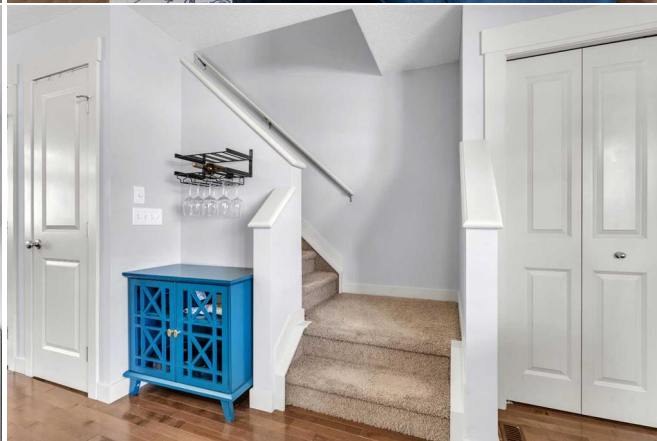
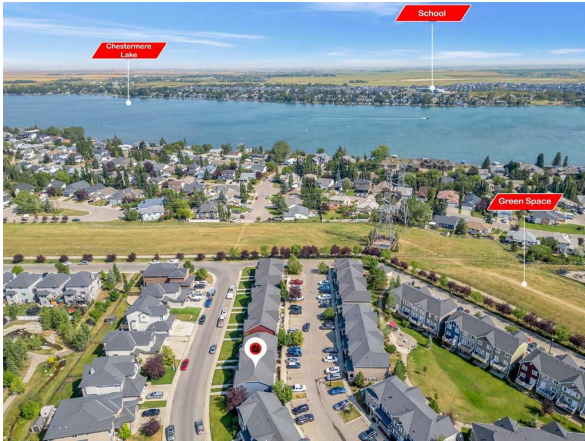
Remarks

Pub Rmks: **OVER 1750 SQFT LIVEABLE SPACE, 3 BEDS, 2 AND 2 HALF BATHS, ASSIGNED PARKING (2 SPOTS), FRONT PORCH, LOW CONDO FEES - PERFECT FIRST TIME HOME WITH AN ELEGANT DESIGN AND UPGRADES and CENTRAL AIR CONDITIONING!! - This home begins with an OPEN FLOOR PLAN main floor with a large family room and windows that bring in a lot of natural light. The kitchen is well equipped with a large ISLAND and all Stainless Steel appliances. A 2PC bathroom and back PATIO/PARKING access complete this floor. The upper level has 3 beds and 2 baths, one of which is a 4PC ensuite. The basement has laundry, storage, 2PC bath and a large rec room. This home is in a solid location with shops, schools and the lake all close by.**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

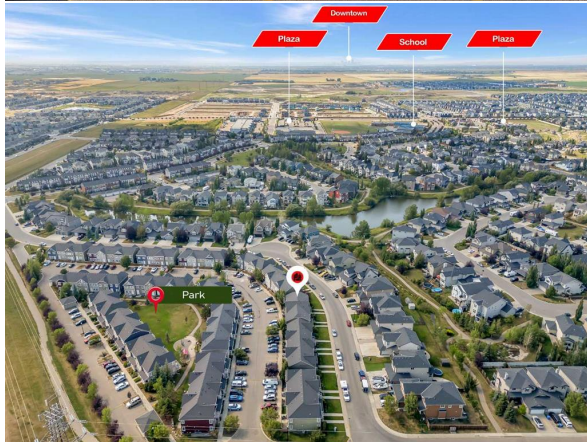
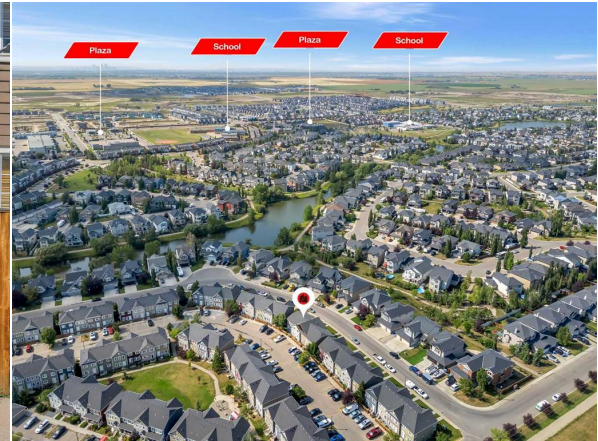
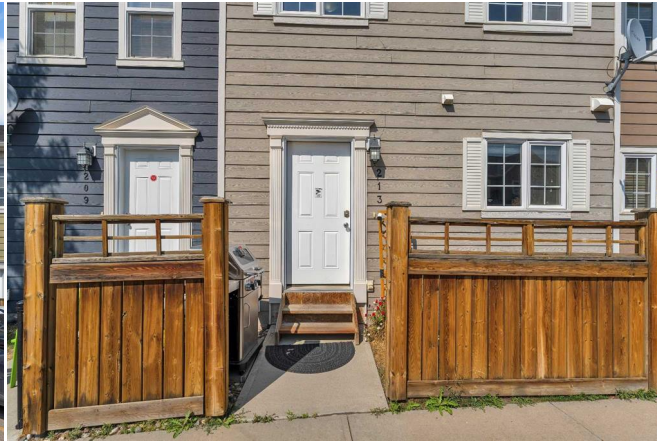
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**213 Rainbow Falls Manor, Chestermere, AB**

Main Floor Exterior Area 610.75 sq ft  
Interior Area 500.00 sq ft



0 3 6 ft PREPARED: 2024/08/19

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**213 Rainbow Falls Manor, Chestermere, AB**

1st Floor Exterior Area 613.25 sq ft  
Interior Area 507.00 sq ft

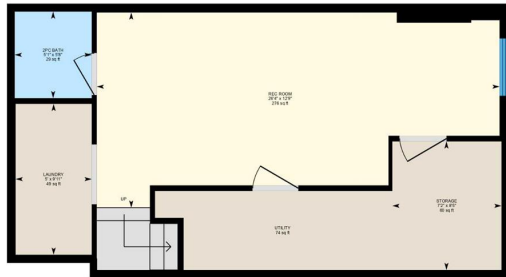


0 3 6 ft PREPARED: 2024/08/19

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**213 Rainbow Falls Manor, Chestermere, AB**

Basement (Below Grade) Exterior Area 360.30 sq ft  
Interior Area 526.37 sq ft



0 3 6 ft PREPARED: 2024/08/19

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