



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #102, Chestermere T1X 0L3

MLS® #: **A2160678** Area: **Chelsea_CH** Listing Date: **09/02/24** List Price: **\$510,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,656**
 Low Sqft:
 Ttl Sqft: **1,656**

DOM

17
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,City Lot,Front Yard,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator**
 Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	13`2" x 8`1"	Living Room	Second	14`11" x 11`8"
Kitchen	Second	13`3" x 13`2"	2pc Bathroom	Second	5`8" x 5`4"
Balcony	Second	19`2" x 6`7"	Bedroom - Primary	Third	11`11" x 10`5"
Bedroom	Third	12`0" x 9`5"	Bedroom	Third	12`0" x 9`5"
4pc Ensuite bath	Third	8`3" x 4`11"	4pc Bathroom	Third	7`11" x 5`5"
Laundry	Third	6`0" x 4`4"	Bedroom	Main	11`2" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2411027**

Remarks

Pub Rmks: **Welcome to this never occupied brand new 2024 3 storey townhome in the heart of Chestermere's Chelsea community. The home features 4 spacious bedrooms with 2.5 bathrooms with 1 bedroom on the main floor. The kitchen is with quartz counter top with eating bar , full height cabinets and stainless steel appliances. A huge balcony is a addition to it with a BBQ gas line. The open concept dining area with lots of natural light through windows. Attached double garage with back lane easy to park. The move in ready home very close to East Hill Village shopping center and Stoney Trail. Don't miss out this opportunity. Make it yours.**

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