



THE
A-TEAM

**RE/MAX
FIRST**

235 EAST CHESTERMERE Drive, Chestermere T1X 1A2

MLS® #: **A2160856** Area: **East Chestermere** Listing Date: **08/27/24** List Price: **\$1,099,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **16,227 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **871**
 Low Sqft:
 Ttl Sqft: **871**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Lake,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Private,Rectangular Lot,Views**
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Beamed Ceilings,High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7`4" x 9`11"	Bedroom	Main	7`10" x 13`1"
Kitchen	Main	8`6" x 12`11"	3pc Bathroom	Main	9`3" x 11`7"
Living Room	Main	18`5" x 18`0"	Bedroom	Main	9`6" x 8`0"
Dining Room	Main	9`3" x 5`4"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R1

Legal Desc:

1012966

Remarks

Pub Rmks: **FULLY RENOVATED LAKE HOUSE/CABIN WITH PRIVATE DOCK - OVER 16,000 SQFT LOT, BACKYARD - OVER 850 SQFT, 2 BEDS 1 BATH - INCREDIBLE AIRBNB VALUE - CABIN STYLE FINISHING WITH BEAMED CEILINGS - This home features a large open living space with views of the lake and huge windows that let in a lot of natural light. With a complete kitchen, laundry, 2 beds and 1 bath that extends into a large back yard and dock access this home will perform well on the rental market. This lot is 50 FT by 325 FT and CAN BE BOUGHT WITH 239 E Chestermere Dr - THE NEXT DOOR HOUSE - for a total of 100 FT by 325 FT of LAKE FRONT PROPERTY.**

Inclusions: **N/A**

Property Listed By: **Real Broker**

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