



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 EAST CHESTERMERE Drive, Chestermere T1X 1A2**

MLS® #: **A2160865**      Area: **East Chestermere**      Listing Date: **08/27/24**      List Price: **\$1,475,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **1991**      Abv Sqft: **1,830**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **16,243 sqft**      Ttl Sqft: **1,830**  
 Lot Shape:

DOM

**22**  
Layout  
 Beds: **4 (2 2)**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lake,Lawn,No Neighbours Behind,Level,Private,Views**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Brick,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Kitchen Island,Sauna**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	6`11" x 14`6"	3pc Ensuite bath	Main	6`10" x 14`4"
Bedroom	Main	16`2" x 14`6"	Bedroom - Primary	Main	15`10" x 14`3"
4pc Ensuite bath	Main	5`10" x 7`7"	2pc Bathroom	Main	5`10" x 6`4"
Foyer	Main	13`4" x 7`1"	Living Room	Main	19`6" x 14`11"
Dining Room	Main	14`7" x 9`10"	Kitchen	Main	14`5" x 12`4"
Storage	Basement	9`6" x 8`1"	Storage	Basement	9`9" x 9`2"
Bedroom	Basement	13`8" x 13`8"	Furnace/Utility Room	Basement	7`6" x 13`8"
Kitchen	Basement	7`7" x 17`8"	Game Room	Basement	32`5" x 19`6"
3pc Bathroom	Basement	13`9" x 6`3"	Bedroom	Basement	13`11" x 15`4"

Title: **Fee Simple**  
Legal Desc: **1012966**

Zoning: **R1**

Remarks

Pub Rmks: **4 BEDS, 3.5 BATHS!! - LAKE HOUSE WITH PRIVATE DOCK, OVER 16,000 SQFT LOT, YARD - ALMOST 3500 SQFT LIVEABLE SPACE 3 CAR GARAGE AND A/C! - UNIQUE LAKEFRONT PROPERTY WITH WALKOUT BASEMENT, HUGE BACKYARD, DECK PORCH AND PATIO - This home begins with a HEATED 3 CAR ATTACHED GARAGE, which leads to you main bedroom with 4PC ensuite and laundry. A second bedroom with 3pc ensuite follows and this opens to your main living space. Porch access leads to this living space as well and the OPEN FLOOR PLAN with a large kitchen island and huge windows that bring in a lot of natural light is perfect for entertaining. The living room is warmed with a fireplace and again the large windows give an amazing VIEW of the LAKE. The WALKOUT BASEMENT has a wood burning FIREPLACE and huge PATIO that extends into your BACKYARD and PROVIDES ACCESS TO YOUR DOCK. The basement is complete with 2 bedrooms, 1 bathroom, a wet bar and SAUNA!! This lot is 50 FT by 325 FT and CAN BE BOUGHT WITH 235 E Chestermere Dr - NEXT DOOR CABIN - CURRENTLY A MAJOR INCOME GENERATOR ON AIRBNB!! - for a total of 100 FT by 325 FT of LAKE FRONT PROPERTY.**

Inclusions: **Dishwasher x3, Refrigerator, Garage Heater**  
Property Listed By: **Real Broker**

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