

## 239 EAST CHESTERMERE Drive, Chestermere T1X 1A2

MLS®#: A2160865 Listing 08/27/24 List Price: **\$1,475,000** Area: **East Chestermere** 

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: City/Town:

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Detached Chestermere

1991

16,243 sqft

Abv Saft: 1,830 Low Sqft:

Ttl Sqft: 1,830

Finished Floor Area

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

86

Ttl Park: 6 Garage Sz: 3

4 (2 2 )

3.5 (3 1)

**Bungalow** 

Access:

Lot Feat: Park Feat: Back Yard, Lake, Lawn, No Neighbours Behind, Level, Private, Views

**Triple Garage Attached** 

**Utilities and Features** 

Roof: **Asphalt Shingle** 

Forced Air Heating:

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** 

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

## Legal/Tax/Financial

Title: Fee Simple	Zoning: R1
Legal Desc:	1012966
	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