



209 KINNIBURGH Boulevard, Chestermere T1X0M2

MLS®#: **A2161149** Area: **Kinniburgh** Listing **08/28/24** List Price: **\$799,000**
 Status: **Active** County: **Chestermere** Change: **-\$21k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,482**
 Low Sqft:
 Ttl Sqft: **2,482**

DOM

115
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Street Lighting,See Remarks**
 Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`10" x 7`5"	Covered Porch	Main	7`5" x 5`7"
Living Room	Main	19`1" x 15`10"	Kitchen	Main	16`2" x 13`1"
Dining Room	Main	10`9" x 16`0"	Laundry	Main	11`7" x 8`8"
2pc Bathroom	Main	6`9" x 2`9"	Pantry	Main	4`0" x 3`11"
Bedroom - Primary	Upper	14`1" x 16`1"	Walk-In Closet	Upper	15`3" x 4`8"
5pc Ensuite bath	Upper	16`0" x 8`10"	Bedroom	Upper	16`4" x 10`0"











