



THE
A-TEAM

**RE/MAX
FIRST**

112 OAKMERE Place, Chestermere T1X 1L1

MLS® #: **A2164039**

Area: **Westmere**

Listing Date: **09/12/24**

List Price: **\$675,000**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2002**
Lot Information
Lot Sz Ar: **6,394 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,111**
Low Sqft:
Ttl Sqft: **2,111**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **14**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Landscaped
220 Volt Wiring,Additional Parking,Alley Access,Concrete Driveway,Driveway,Front Drive,Garage Faces
Front,Heated Garage,Insulated,Plug-In,Quad or More Attached,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard,RV Hookup,Storage**

Construction: **Concrete,Manufactured Floor Joist,Stone,Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 14`0"
Other	Main	14`8" x 6`3"
Pantry	Main	4`0" x 3`11"
Entrance	Main	8`3" x 4`11"
Laundry	Main	2`11" x 5`6"
4pc Ensuite bath	Second	9`0" x 10`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	12`2" x 8`11"
Kitchen	Main	11`9" x 12`3"
Dining Room	Main	12`0" x 9`2"
2pc Bathroom	Main	5`10" x 5`8"
Bedroom - Primary	Second	14`8" x 12`11"
Walk-In Closet	Second	4`7" x 10`7"

Bedroom Second 11`3" x 10`4"
4pc Bathroom Second 5`11" x 9`1"
Furnace/Utility Room Basement 6`7" x 9`3"
3pc Bathroom Basement 8`0" x 11`4"
Game Room Basement 15`8" x 18`3"
Workshop Main 7`7" x 15`8"

Bedroom Second 11`5" x 10`3"
Bonus Room Second 13`0" x 13`6"
Flex Space Basement 8`6" x 10`3"
Bedroom Basement 13`7" x 12`0"
Other Main 28`4" x 21`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0013195**

Zoning: **R-1**

Remarks

Pub Rmks: Welcome to your future Chestermere home in Westmere! Located in the heart of Chestermere, just minutes from Chestermere Lake, schools, shopping, and dining, this two-story fixer-upper offers the perfect combination of space, convenience, and floor plan potential. Nestled on an oversized lot with an extra long driveway providing ample parking, triple-car garage with an extra long tandem extension, perfect for multiple vehicles, toys, workshop, and even has RV PARKING in the back and the front! This massive garage also comes with HEATED FLOORS that will keep the garage nice and warm during those cold winter months and 100 AMP panel is added. This property features 4 bedrooms, space for 3.5 bathrooms, and a developed basement, offering plenty of room for a growing family. The spacious floor plan provides flexibility and functionality, while the home's current condition presents a unique opportunity to customize, renovate, and update to your personal tastes. Imagine creating a modern kitchen, cozy living spaces, and luxurious bedrooms, all designed to fit your family's needs. Whether you're relaxing in the generous private backyard, enjoying time by the lake, or simply appreciating the quiet suburban lifestyle, this home has everything for the active, upwardly mobile family. Proximity to excellent schools makes it ideal for families with school-aged children, while easy access to nearby shopping adds convenience to daily life. Don't miss this incredible opportunity to transform a fixer-upper into the home you've always wanted in one of Chestermere's most desirable neighborhoods. This home is perfect for buyers looking to customize and renovate to suit their personal style and priced to sell! Call your favorite realtor today and schedule your viewing! This home wont last long.

Inclusions: **NA**
 Property Listed By: **eXp Realty**

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











