



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #803, Chestermere T1X 2X9**

MLS®#: **A2166136**      Area: **Chelsea\_CH**      Listing Date: **09/17/24**      List Price: **\$524,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,689**  
 Low Sqft:  
 Ttl Sqft: **1,689**

DOM

**2**

Layout

Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>19`0" x 7`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`6" x 3`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>8`0" x 4`0"</b>
<b>Flex Space</b>	<b>Main</b>	<b>9`6" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`0" x 5`0"</b>			

Condo Fee:  
**\$274**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**m-g**

Legal Desc: **2410993**

Remarks

Pub Rmks: **\*\*\* OPEN HOUSE SATURDAY AND SUNDAY 12PM TO 4PM\*\*\* Welcome to your brand new, never-lived-in Aberdeen Townhome built by Truman Homes, located in the vibrant and growing community of Chelsea in Chestermere. This stunning 4-bedroom, 2.5-bathroom townhome offers an unparalleled living experience, featuring modern finishes, thoughtful design, and an attached double garage for added convenience. Plus, the home faces the road, providing ample street parking—a valuable feature for guests and extra vehicles. Step inside and discover an optional lower floor bedroom that can be used as a cozy guest suite or a functional main-floor office space. The main living areas boast luxury vinyl plank flooring, high ceilings, and large windows that allow for plenty of natural light. In the gourmet kitchen, you'll find full-height cabinetry with soft-close doors and drawers, quartz countertops, a stainless steel appliance package, a pantry, and a convenient eat-up bar, perfect for casual meals or entertaining guests. Retreat to the spacious primary bedroom complete with a large walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms and a shared 4-piece bathroom are located on the upper floor, along with upper-floor laundry for added convenience. This move-in-ready townhome is located in a community rich with nearby playgrounds, pathways, and shopping, providing everything you need just steps from your door. Don't miss out on the opportunity to call this beautiful home your own!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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







