



THE
A-TEAM

**RE/MAX
FIRST**

141 WEST LAKEVIEW Point, Chestermere T1X 1K2

MLS®#: **A2166181**

Area: **Lakeview Landing**

Listing Date: **09/16/24**

List Price: **\$589,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Chestermere

Year Built:

2002

Lot Information

Lot Sz Ar:

3,806 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,550

Low Sqft:

Ttl Sqft:

1,550

DOM

66

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

4 Level Split, Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard, Low Maintenance Landscape
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Int Feat:

Breakfast Bar, Kitchen Island

Utilities:

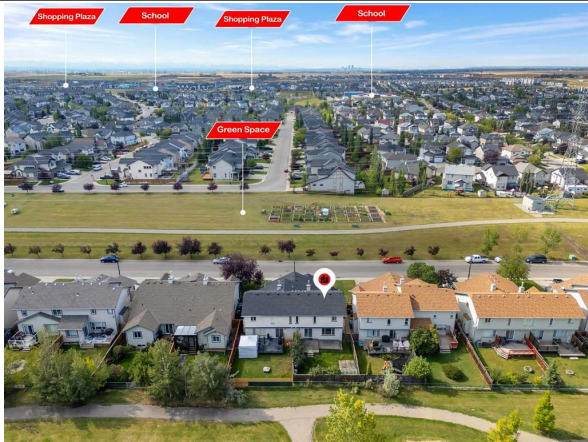
Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 14`1"
2pc Bathroom	Main	5`5" x 5`0"
Living Room	Main	19`0" x 17`2"
Bedroom	Second	11`9" x 10`5"
Bedroom - Primary	Second	14`3" x 12`0"
3pc Ensuite bath	Second	4`11" x 8`7"
Game Room	Basement	18`7" x 18`2"

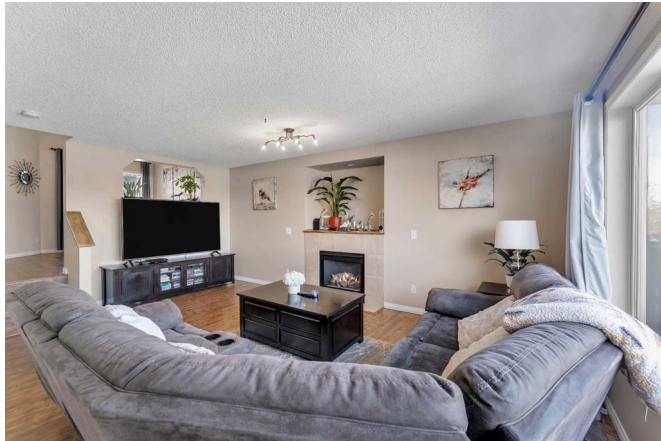
Room	Level	Dimensions
Laundry	Main	5`9" x 8`1"
Kitchen	Main	10`0" x 14`4"
Dining Room	Main	9`0" x 12`0"
Bedroom	Second	9`5" x 10`5"
4pc Bathroom	Second	4`11" x 8`7"
Furnace/Utility Room	Basement	11`4" x 17`3"
Storage	Basement	12`11" x 8`0"

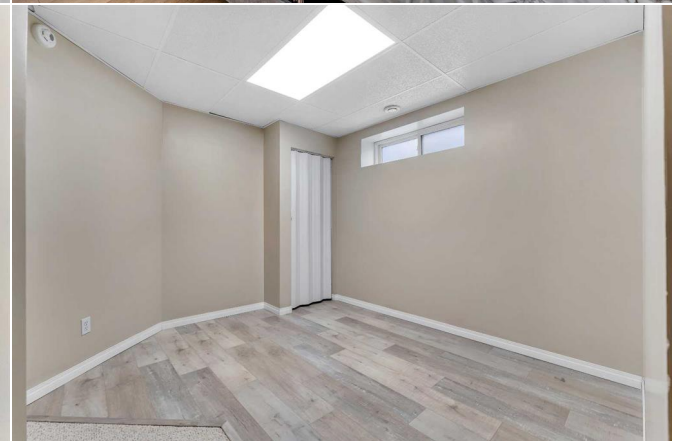
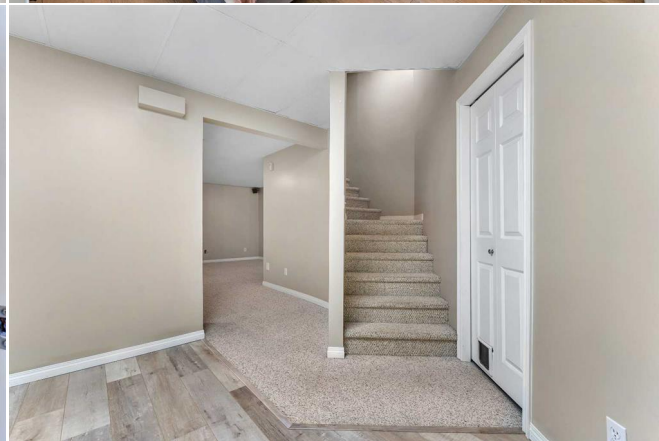
3pc Bathroom	Basement	4`9" x 10`7"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R-2	
	0013321		Remarks
Pub Rmks:	FULLY RENOVATED, BACKS ONTO SCHOOL/PLAYGROUND, BACKYARD - OVER 2300 SQFT LIVEABLE SPACE, 3 BEDROOM, 3.5 BATHROOM, STEPS FROM LAKE, DUAL GARAGE, HALF DUPLEX - Step into your elegantly done home that begins with a foyer that opens into your first family room. This open concept floor plan continues into your main living, kitchen and dining spaces. This main living space features large windows bring in a lot of natural light and a warm fireplace. It also opens onto your large deck which connects to your fenced back yard. A dual attached garage leads into your laundry room on this main floor and a half bath completes this floor. The upper level has 3 bedrooms and 2 bathrooms with one ensuite included. The basement has a large rec room, 3pc bathroom and a storage room that can be used as a bedroom. This home is in a solid location with shops, backing onto a school (PERFECT FOR KIDS), walking paths and the lake nearby. This home is also equipped with A/C, central vacuum, and sprinkler system.		
Inclusions: Property Listed By:	N/A Real Broker		

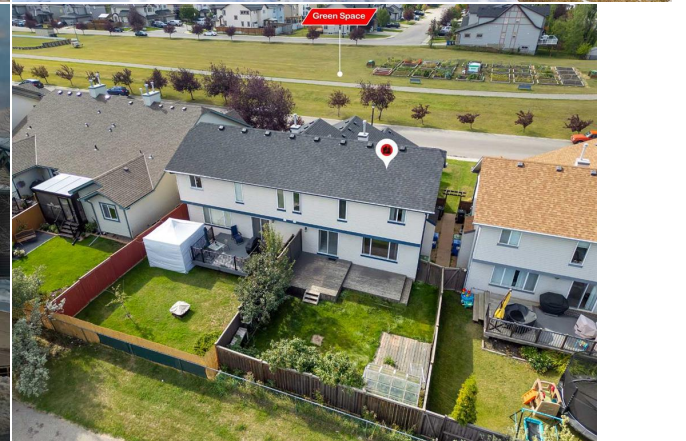
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











141 W Lakeview Point, Chestermere, AB

Main Floor Exterior Area 921.03 sq ft
Interior Area 810.74 sq ft
Excluded Area 476.20 sq ft



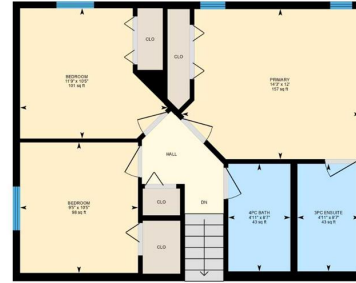
PREPARED: 2024/03/28



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 629.17 sq ft
Interior Area 573.06 sq ft



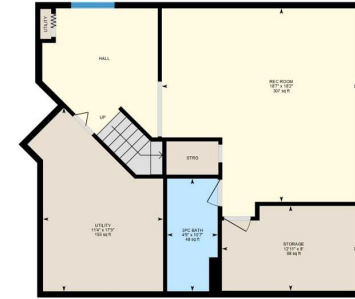
PREPARED: 2024/03/28



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Basement (Below Grade) Exterior Area 857.08 sq ft
Interior Area 787.00 sq ft



PREPARED: 2024/03/28



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