



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:
 Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **4 Level Split,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

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

3pc Bathroom

Basement

4`9" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013321

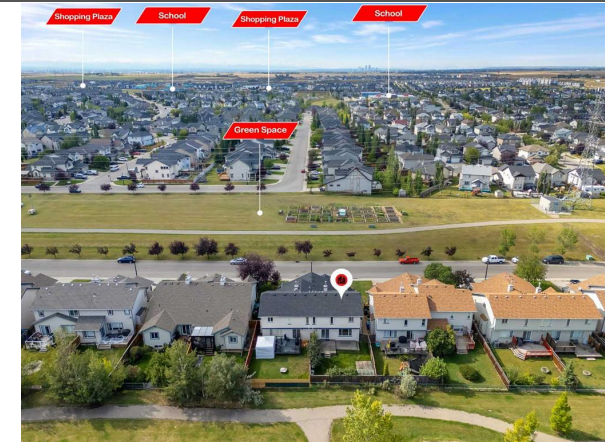
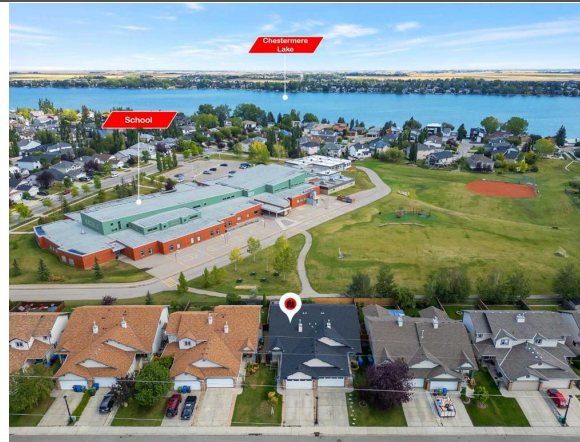
Zoning:
R-2

Remarks

Pub Rmks: **FULLY RENOVATED, BACKS ONTO SCHOOL/PLAYGROUND, BACK YARD - OVER 2300SQFT 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.**

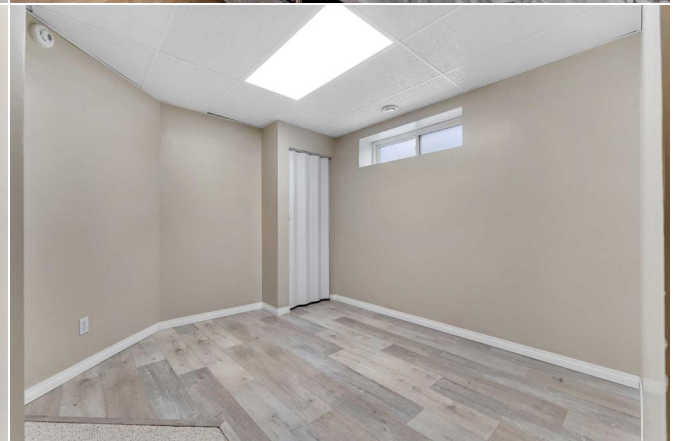
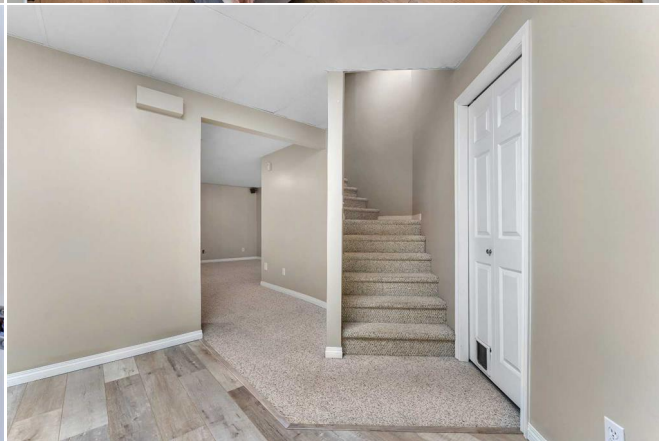
Inclusions:
Property Listed By: **N/A
Real Broker**

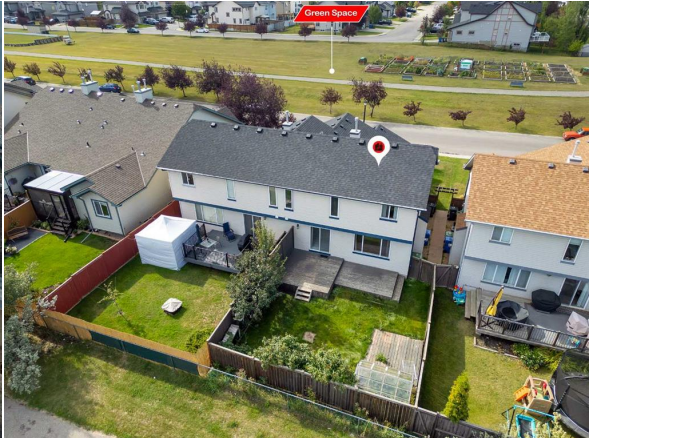
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











141 W Lakeview Point, Chestermere, AB

Main Floor Exterior Area 921.03 sq ft
Interior Area 610.74 sq ft
Excluded Area 476.26 sq ft



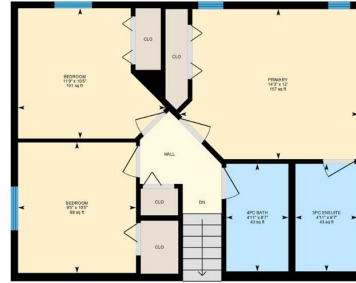
PREPARED: 2024/03/28



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 573.96 sq ft



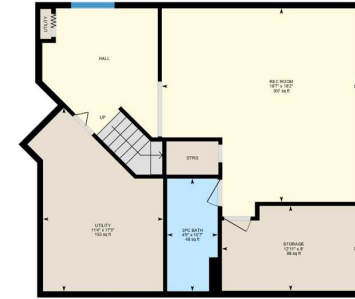
PREPARED: 2024/03/28



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Basement (Below Grade) Exterior Area 657.08 sq ft
Interior Area 787.99 sq ft



PREPARED: 2024/03/28



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