



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #605, Chestermere T1X 0L3**

MLS®#: **A2166415**

Area: **Chelsea\_CH**

Listing Date: **09/17/24**

List Price: **\$519,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,708**

Low Sqft:

Ttl Sqft: **1,708**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane  
Double Garage Attached**

DOM

**2**

Layout

Beds: **4 (4 )**

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: **Other**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Window Coverings**

Int Feat:

**Breakfast Bar, Pantry, Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>12`6" x 15`0"</b>
<b>Dining Room</b>	<b>Second</b>	<b>9`3" x 13`4"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`1" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Third</b>	
<b>Laundry</b>	<b>Third</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>11`3" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`11" x 12`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`1" x 9`3"</b>
<b>2pc Bathroom</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Third</b>	

Legal/Tax/Financial

Condo Fee:  
**\$277**

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

Zoning:  
**m-g**

Legal Desc: **2410996**

Remarks

Pub Rmks: **Aberdeen Townhomes by Truman! Experience the charm of this exquisite 4-Bedroom End-Unit Townhome, nestled in the thriving and vibrant community of Chelsea. This exceptional home offers unparalleled convenience with nearby playgrounds, scenic pathways, and shopping options, all within a welcoming and dynamic neighborhood. Step inside to discover a beautifully designed living space featuring 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. The main floor includes a versatile bedroom that's ideal for guests or a home office. The interior showcases top-tier finishes and craftsmanship, including elegant Vinyl Plank flooring throughout the main living areas and high ceilings. The gourmet kitchen is a chef's delight, featuring Full-Height Cabinetry with soft-close Doors and Drawers, a sleek Stainless Steel Appliance package, and a storage pantry. The Eat-Up Bar, highlighted by stunning Quartz Countertops, offers a stylish spot for casual dining and entertaining. The Primary Bedroom serves as a serene retreat, complete with a spacious walk-in Closet and a luxurious 4-piece Ensuite bathroom. The upper level is thoughtfully designed with two additional Bedrooms, a 4-piece Main Bathroom, and convenient upper-floor Laundry, ensuring comfort and practicality for the entire family. Bright and airy, this move-in-ready home is an invitation to elevate your living experience and embrace the refined Truman lifestyle. Seize the opportunity to make this exceptional townhome yours today! \*Photo gallery of similar unit\***

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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





