



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #902, Chestermere T1X2X9

MLS®#: **A2167399** Area: **Chelsea_CH** Listing Date: **09/20/24** List Price: **\$499,900**
 Status: **Pending** County: **Chestermere** Change: **-\$10k, 21-Oct** 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:

Finished Floor Area
 Abv Sqft: **1,689**
 Low Sqft:
 Ttl Sqft: **1,689**

DOM

63
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Other
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Floor Furnace, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard, Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 9`0"	Dining Room	Main	13`6" x 9`0"
Living Room	Main	15`0" x 12`6"	Bedroom - Primary	Upper	12`0" x 10`6"
Bedroom	Upper	10`0" x 9`6"	Bedroom	Upper	10`0" x 9`0"
Bedroom	Upper	10`0" x 9`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2410997**

Remarks

Pub Rmks: **Backing south on the Central Park, this modern townhouse offers an open main floor plan with a bright living room and dining area, plus a private balcony. The kitchen features sleek white cabinetry and quartz countertops, perfect for those who love to cook and entertain. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. There's a second 4 piece bath and Laundry is conveniently located on the upper level. The lower level offers a 4th bedroom which can also be used as an office. A double attached garage provides ample parking and storage. Garage is heated and has water supply. Situated near Chestermere Lake, enjoy easy access to schools, shopping, outdoor activities, parks, and all the amenities this growing community has to offer.**

Inclusions:
Property Listed By: **n/a**
Century 21 Argos Realty

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







