



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**425 CHELSEA KEY , Chestermere T1X 0L3**

MLS®#: **A2169601**

Area: **Chelsea\_CH**

Listing Date: **10/05/24**

List Price: **\$569,000**

Status: **Active**

County: **Chestermere**

Change: **-\$6k, 07-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

City/Town:

**Chestermere**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**3,108 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Front Yard,Interior Lot,Level,Street Lighting,Private Double Garage Detached**

DOM

**77**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**

Int Feat:

**No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 10`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>1`7" x 4`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 12`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`1" x 5`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 12`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`4" x 7`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 12`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>2`11" x 6`2"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`10"</b>

Title: **Fee Simple**  
Legal Desc: **2311511**

Zoning: **R-3**

Remarks

Pub Rmks: **\*\*REDUCED PRICE\*\*DOUBLE CAR GARAGE INCLUDED\*\* Welcome to your New Home in the CHELSEA community of CHESTERMERE!! This BRAND NEW home boasts 3 BEDROOM, 2.5 BATHROOMS, SEPARATE ENTRANCE TO THE BASEMENT and a DETACHED DOUBLE CAR GARAGE. As you enter, you'll be greeted with 9'Ft ceiling open floor plan that seamlessly connects, the LIVING ROOM perfect for family gatherings, DINING AREA, FULLY UPGRADED KITCHEN and a half washroom . The kitchen is chef's delight with CHIMNEY HOOD FAN PACKAGE, QUARTZ COUNTERTOP, upgraded STAINLESS STEEL APPLIANCES, having KITCHEN CABINETS UPTO THE CEILING with an ample space and a SEPARATE PANTRY . Upstairs you will find Primary Bedroom with its own WALK- IN CLOSET and 3PC ENSUITE with STANDING SHOWER with tiles up to the ceiling, two other BEDROOMS and a common 4PC common BATHROOM. The conveniently located hallway laundry adds a practical touch. The common bathroom offers an inviting soaking tub and quartz countertop. The unfinished BASEMENT has SEPARATE SIDE ENTRANCE offers an endless possibilities to develop it for your personal leisure or to rent it . The backyard has ample of space for your creative landscaping ideas and also has a BBQ GAS LINE connection to enjoy the bbq with your beloved family. The DETACHED DOUBLE CAR GARAGE has a easy access from paved back alley. With a new home warranty in place and located near an array of amenities, this is the perfect combination of style, comfort and convenience.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage METRO**

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

















