



THE A-TEAM

RE/MAX FIRST

280 CHELSEA Road #1304, Chestermere T1X 0L3

MLS@#: A2169690 Area: Chelsea_CH Listing: 09/28/24 List Price: \$484,900
Status: Pending County: Chestermere Change: -\$15k, 20-Oct Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
Sub Type: Chestermere
City/Town: Chestermere
Year Built: 2024
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 1,654
Low Sqft:
Ttl Sqft: 1,654

DOM
53
Layout
Beds: 4 (4)
Baths: 2.5 (2 1)
Style: 3 Storey

Access:
Lot Feat: Back Lane
Park Feat: Double Garage Attached

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, Bedroom, and 4pc Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee: \$271 Title: Fee Simple Zoning: m-g
Fee Freq:

Monthly

Legal Desc: 2410996

Remarks

Pub Rmks: **Welcome to Aberdeen Townhomes new 4-bedroom home, perfectly situated in the vibrant and expanding community of Chelsea. This dynamic community offers the best of modern living, with nearby playgrounds, scenic pathways, and shopping all within a dynamic and welcoming neighbourhood. This exceptional townhome is meticulously designed for comfort and style, featuring 4 Bedrooms and 2.5 Bathrooms. The versatile main-floor Bedroom is ideal for guests or a home office. The open concept floor plan showcases a Gourmet Kitchen equipped with Full-Height Cabinetry, Soft-Close Doors and Drawers, a Stainless Steel Appliance package, and an Eat-up Bar with Quartz Countertops, perfect for casual dining and entertaining. A spacious pantry provides additional storage. The Kitchen seamlessly transitions into the Dining area and Great Room, which opens to a private Balcony, perfect for relaxing or entertaining. Premium Vinyl Plank flooring runs throughout the living areas, complemented by High Ceilings that create an open and airy atmosphere. The upper floor offers a serene Primary Bedroom with a generous Walk-in Closet and a 4-piece Ensuite. Two additional Bedrooms, a 4-piece Main Bathroom, and a convenient upper-floor laundry area complete this level. Bright, airy, and move-in ready, this Townhome invites you to embrace the Truman lifestyle and live better. Don't miss your chance to make this remarkable townhome your own! Be sure to explore the photo gallery of a similar home to get a glimpse of the lifestyle that awaits you.**

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





