



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #2002, Chestermere T1X 0L3**

MLS®#: **A2172479**

Area: **Chelsea\_CH**

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

List Price: **\$499,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **1,674**  
Low Sqft:  
Ttl Sqft: **1,674**

**Treed**  
**Double Garage Attached**

DOM

**41**  
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: **Balcony, BBQ gas line, Playground**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`4" x 9`1"</b>	<b>Kitchen</b>	<b>Second</b>	<b>15`1" x 12`1"</b>
<b>Dining Room</b>	<b>Second</b>	<b>13`3" x 10`9"</b>	<b>Living Room</b>	<b>Second</b>	<b>19`4" x 11`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`8" x 13`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 8`10"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>8`11" x 3`7"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`3" x 4`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`5" x 12`1"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>5`6" x 7`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`5" x 12`1"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`7" x 14`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$271**

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

Zoning:  
**MXC**

Legal Desc: **2411012**

Remarks

Pub Rmks: **Offering 6 MONTHS of FREE condo fees included in the purchase!! Welcome home to 2002, 280 Chelsea Road. Located in the friendly neighbourhood of Chelsea in Chestermere. This 3 storey townhouse brings 4 possible bedroom options to your home. This ideal layout allows gig workers an opportunity to run their business in their home or an office/kids play area on a separate level. As soon as you enter the 2nd floor you will be flooded with light. A half bath is strategically located away from the kitchen. The dining space can easily fit a table with 8 chairs. Off to the side wall is a double door pantry with ample storage and shelving. The kitchen looks over the living space out onto the balcony where you can spend time with loved ones or simply watch a great sunrise with great views to the mountains. The kitchen island is all storage and can fit 3 to 4 bar stools. Upstairs you will have two spare bedrooms that can fit a queen bed and have a shared bathroom. The master bedroom can fit a king bed and is complimented by an ENSUITE and WALK-IN CLOSET. Upstairs laundry is a great perk in this home. This home is accompanied by a 2 car ATTACHED GARAGE that has water run to it to wash off your cars. This home will work for a variety of families and individuals! This condo is PET FRIENDLY with board approval.**

Inclusions: **N/A**  
Property Listed By: **The Real Estate District**

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









