



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #2002, Chestermere T1X 0L3

MLS®#: **A2172479**

Area: **Chelsea_CH**

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

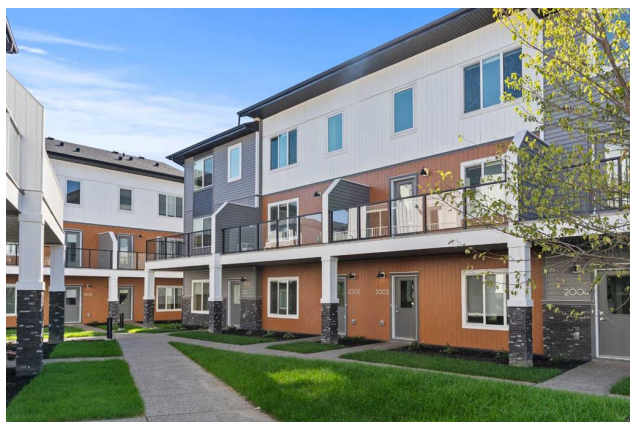
List Price: **\$499,900**

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

8

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

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

