

280 CHELSEA Road #2205, Chestermere T1X0L3

MLS®#: **A2172723** Area: **Chelsea_CH** Listing **10/11/24** List Price: **\$475,000**
 Status: **Active** County: **Chestermere** Change: **-\$25k, 21-Jan** 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: **1,641**
 Low Sqft:
 Ttl Sqft: **1,641**

DOM

112
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
 Int Feat: **Pantry, Quartz Counters**
 Utilities:

Room Information

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

Condo Fee:
\$271

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2411020**

Remarks

Pub Rmks: **Welcome to this beautifully designed 4-bedroom, 2.5 bathroom townhome in Chestermere, offering 1,641.82 sqft of beautifully well-planned living space. This 2024 NEW HOME features a main floor bedroom on the first level, perfect for guests or for use as a home office, with convenient access to the attached double car-garage. The second level features a bright and spacious living area that flows seamlessly into the dining space and modern kitchen, complete with sleek new appliances and a generous pantry for all your storage needs. The kitchen overlooks the living area and extends out to the balcony, creating the perfect spot for relaxing with a morning coffee or enjoying an evening breeze. A conveniently located half bath is tucked away from the kitchen for added privacy. The upper level offers three spacious bedrooms, including a primary bedroom with its own ensuite and walk-in-closet. A 4-piec bathroom serves the additional two bedrooms, while the upper-level laundry room adds convenience to your routine. A perfect blend of comfort and functionality awaits you! You don't want to miss this townhome! **BOOK YOUR VIEWING TODAY!****

Inclusions: n/a
Property Listed By: **eXp Realty**

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











