



THE
A-TEAM

**RE/MAX
FIRST**

109 KINNIBURGH Boulevard, Chestermere T1X 0L9

MLS® #: **A2173338**

Area: **Kinniburgh**

Listing Date: **10/16/24**

List Price: **\$889,000**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2009**
Lot Information
Lot Sz Ar: **7,965 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,600**
Low Sqft:
Ttl Sqft: **2,600**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Bedroom - Primary | Second | 15`0" x 16`1" |
| Bedroom | Second | 12`4" x 11`6" |
| Bedroom | Basement | 11`10" x 13`6" |
| Kitchen | Main | 12`11" x 11`9" |
| Office | Main | 9`6" x 12`6" |
| Breakfast Nook | Main | 10`0" x 11`10" |
| Game Room | Basement | 20`1" x 15`0" |

| Room | Level | Dimensions |
|--------------|----------|-----------------|
| Bedroom | Second | 12`5" x 9`8" |
| Bedroom | Basement | 8`6" x 18`0" |
| Living Room | Main | 14`8" x 20`1" |
| Dining Room | Main | 11`11" x 11`11" |
| Foyer | Main | 8`1" x 7`9" |
| Laundry | Main | 15`9" x 5`4" |
| 2pc Bathroom | Main | 5`7" x 4`10" |

5pc Bathroom
4pc Bathroom

Second
Basement

12`3" x 5`1"
4`10" x 6`11"

5pc Ensuite bath

Second

11`10" x 17`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813311

Zoning:
REM

Remarks

Pub Rmks:

Welcome to this wonderfully designed home in the sought-after community of Kinniburgh.. A west facing backyard,. Over 3600sqft of total living space with the best finishing in every corner . There is ample parking for all of your vehicles. This oversized garage will fit all your tools, toys and other needs. This gorgeous space comes complete with a full kitchen, separate laundry, another beautiful 5 piece bathroom, and 2 additional bedrooms! New furance. The basement is fully developed with brand new stove and Refrigerator. Good Opportunity to buy a well planned house of walkout basement with separate entrance basement . Chestermere is a vibrant family community with a multitude of parks, pathways, playgrounds, and of course beautiful Chestermere Lake, providing access to beaches, water sports, and boating in the summer months or skating in the winter months! Don't miss out on this amazing opportunity.

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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











