



THE
A-TEAM

**RE/MAX
FIRST**

235 SOUTH SHORE Court, Chestermere T1X 2Y5

MLS®#: **A2174561** Area: **South Shores** Listing Date: **10/23/24** List Price: **\$593,596**
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: **2,961 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,608**
Low Sqft:
Ttl Sqft: **1,608**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board**
Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Bathroom Rough-in, Open Floorplan, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	39`4" x 46`0"	Nook	Main	39`4" x 46`0"
Kitchen	Main	39`4" x 32`10"	2pc Bathroom	Main	
3pc Bathroom	Upper		3pc Ensuite bath	Upper	
Bedroom	Upper	29`6" x 32`10"	Bedroom	Upper	29`6" x 32`10"
Bedroom - Primary	Second	39`4" x 42`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

231 0531

Zoning:
R-3

Remarks

Pub Rmks:

Welcome to the Whitney, a charming end-unit townhome that combines modern design with functional living. This property features a convenient side entry, providing easy access and versatility for guests or potential rental opportunities. Step outside to enjoy summer barbecues with a gas line for your BBQ, making outdoor entertaining a breeze. The heart of the home is the well-appointed kitchen, complete with stainless steel appliances, including a sleek chimney hood fan and a gas range hookup, perfect for cooking enthusiasts who would like to upgrade their electric stove! Retreat to the upgraded ensuite bathroom, where you'll find a luxurious shower featuring a fibreglass base, three tiled walls, and a stylish shower niche for your convenience. This thoughtfully designed space adds a touch of elegance to your daily routine. With its ideal location, upgraded features, and modern amenities, the Whitney is perfect for families seeking comfort and style. Don't miss your chance to make this property your own!

Inclusions:
Property Listed By:

**Chimney hood fan
KIC Realty**

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





