



THE
A-TEAM

**RE/MAX
FIRST**

238 LAKEVIEW Inlet, Chestermere T1X1P2

MLS®#: **A2175005** Area: **Chestermere Estates** Listing Date: **11/14/24** List Price: **\$764,999**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,407 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,923**
 Low Sqft:
 Ttl Sqft: **1,923**

DOM

19
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Crown Molding,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`11" x 6`1"	Dining Room	Main	14`2" x 8`11"
Foyer	Main	6`11" x 7`10"	Kitchen	Main	14`2" x 11`9"
Living Room	Main	16`9" x 15`2"	Mud Room	Main	7`7" x 7`4"
4pc Bathroom	Upper	9`0" x 4`11"	4pc Ensuite bath	Upper	9`3" x 8`0"
Bedroom	Upper	8`10" x 10`6"	Bedroom	Upper	12`3" x 9`10"
Family Room	Upper	16`10" x 12`11"	Bedroom - Primary	Upper	12`2" x 14`5"
3pc Bathroom	Basement	6`5" x 6`10"	Bedroom	Basement	8`9" x 13`0"
Bedroom	Basement	8`9" x 8`2"	Kitchen	Basement	12`2" x 6`10"
Game Room	Basement	20`6" x 15`6"	Furnace/Utility Room	Basement	6`5" x 6`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0312551

Remarks

Pub Rmks: **This fully updated home is perfect for families or investors looking for a property in a prime location. Situated on a quiet street and siding onto a vast greenspace, it's close to the golf course, lake, walking paths, schools, a community skating rink in winter, and a garden in summer. The spacious entry leads to a bright, open-concept main floor with tile, updated light fixtures, a large living area, and a kitchen featuring an island, gas stove (2022), and plenty of room for dining. Step out onto the back deck and enjoy the sunny south-facing backyard, complete with established trees and a moveable storage shed. Upstairs, you'll find a convenient laundry area, a bright bonus room, and a spacious primary bedroom with room for a king bed, an ensuite, and two more good-sized bedrooms. The fully finished illegal suite basement is a standout feature, offering incredible flexibility and potential. It includes two spacious bedrooms, a full bathroom, a kitchen, and a large living area—perfect for extended family, guests, or rental income. This private illegal basement suite makes the home an ideal option for investors or families seeking extra living space. With several updates including new shingles (2021), a hot water tank (2022), laminate flooring on the stairs, bonus room, and hallway, an insulated and painted garage, and Zebra blinds throughout, this home is move-in ready and offers excellent value for any buyer.**

Inclusions:
Property Listed By:

N/A
eXp Realty

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







