



THE
A-TEAM

**RE/MAX
FIRST**

150 LAKEVIEW Inlet, Chestermere T1X1P3

MLS®#: **A2175936** Area: **Lakeview Landing** Listing Date: **10/31/24** List Price: **\$629,000**
 Status: **Active** County: **Chestermere** Change: **-\$21k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **5,585 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,248**
 Low Sqft:
 Ttl Sqft: **1,248**

DOM

20
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 8`8"	4pc Ensuite bath	Main	9`3" x 8`6"
Bedroom	Main	9`5" x 10`5"	Bedroom	Main	9`3" x 10`3"
Dining Room	Main	12`2" x 9`10"	Kitchen	Main	12`10" x 11`7"
Living Room	Main	10`11" x 18`3"	Bedroom - Primary	Main	12`0" x 13`9"
4pc Bathroom	Lower	6`9" x 9`2"	Bedroom	Lower	13`8" x 12`8"
Bedroom	Lower	17`3" x 18`4"	Kitchen	Lower	12`8" x 15`4"
Game Room	Lower	20`5" x 15`4"	Furnace/Utility Room	Lower	8`11" x 14`0"

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0312551**

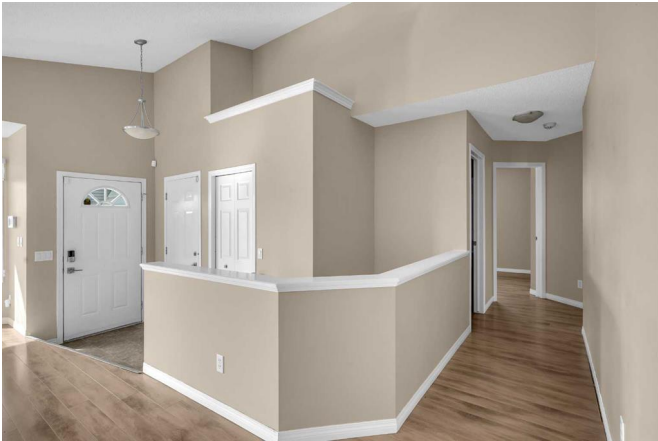
Remarks

Pub Rmks: **!!! OPEN HOUSE Nov 2 from 12-3 pm !! A stunning home you been waiting for is here. Over 1240 sq. feet comprising of total 5 beds , 3 full baths and a front attached heated huge double garage. Perfectly situated on a rectangular lot having 46 feet front , by the Golf course in Lakeview landing. also offer 2 bedroom illegal suite with walk out to grade separate entrance. Updated floor and kitchen comes with granite counter tops. A huge backyard you can enjoy with privacy. The central air condition is an added feature. A spacious deck offers an amazing view of LAKESIDE GREEN GOLF COURSE !!! Some of the windows are newer and main floor appliances are updated !! A NOT TO MISS OPPORTUNITY !! Book your showing today*****

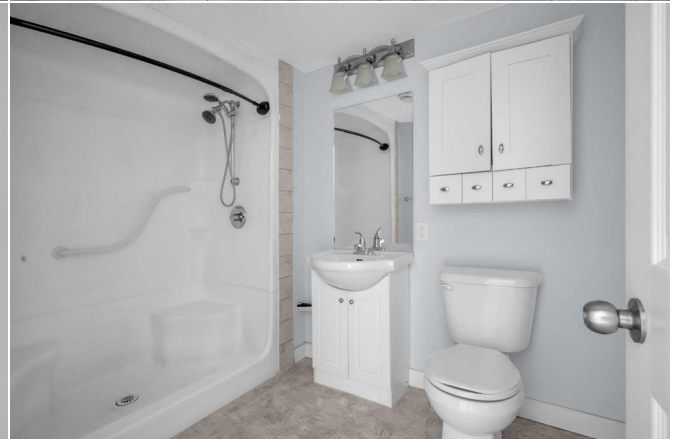
Inclusions: **Yard Shed**
Property Listed By: **Coldwell Banker Mountain Central**

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













150 Lakeview Inlet, Chestermere, AB

Main Floor Exterior Area 1248.74 sq ft
Interior Area 1580.79 sq ft
Excluded Area 409.08 sq ft



PREPARED: 2024/09/11

White regions are excluded from total floor area in IGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1192.35 sq ft
Interior Area 1028.45 sq ft



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