



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA Drive #245, Chestermere T1X 0P6

MLS®#: **A2176512** Area: **Westmere** Listing Date: **11/01/24** List Price: **\$235,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2012**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **802**
 Low Sqft:
 Ttl Sqft: **802**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Few Trees,Landscaped**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Laminate Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`6" x 10`11"	Bedroom	Main	9`2" x 9`11"
4pc Bathroom	Main	8`8" x 5`0"	Living Room	Main	20`7" x 14`7"
Kitchen	Main	10`1" x 8`5"	Laundry	Main	7`8" x 8`7"

Legal/Tax/Financial

Condo Fee: **\$211** Title: **Fee Simple** Zoning: **TC**

Fee Freq:
Monthly

Legal Desc: **1312781**

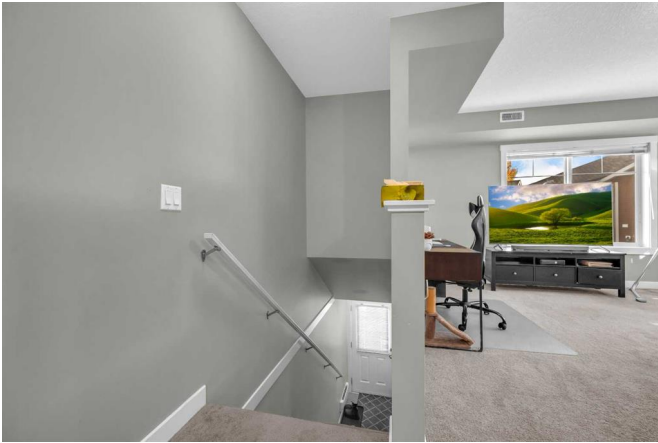
Remarks

Pub Rmks: **Introducing a highly sought-after development community in the city of Chestermere subdivision of Westmere. This Property extremely in Great condition. Beautiful Townhouse in Heart of Town for sale under market value. Comes with 2 Beds, 1 baths, Gorgeous open style Kitchen, great spacious living room, Big Balcony, The spacious primary bedroom has a large bright window, separate Laundry & storage space. Assigned parking stall included with Low condo fees. Steps away from Chestermere Lake, schools, shopping, Tim Hortons, restaurants, Chestermere Public Library, Safeway, Chestermere Regional Community Association and so much more.**

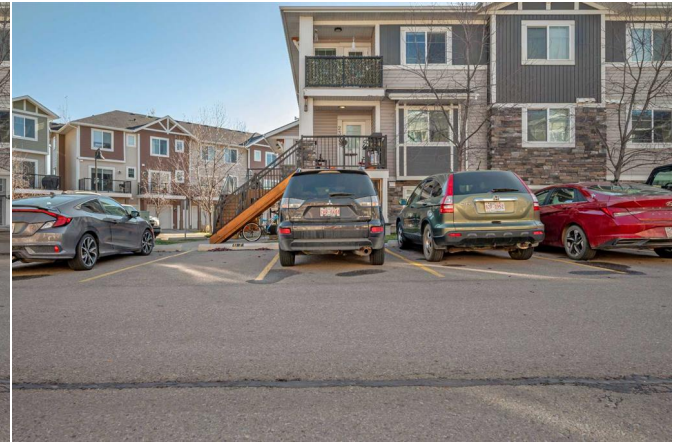
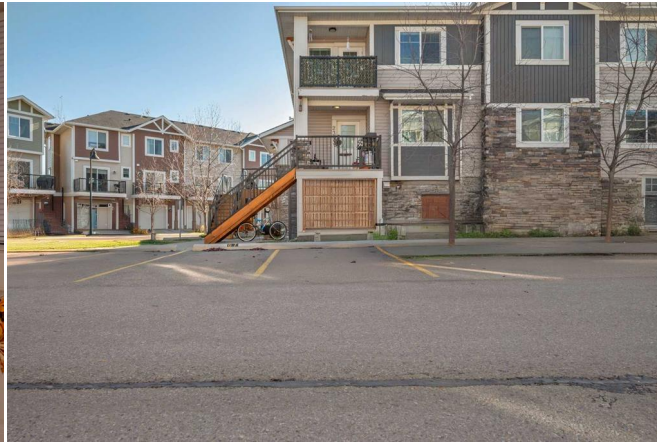
Inclusions: **N/A**
Property Listed By: **SkaiRise Realty**

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









245-300 Marina Dr, Chestermere, AB

Main Floor Interior Area 753.52 sq ft



0 2 4 ft

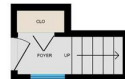
PREPARED: 2024/10/31



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

245-300 Marina Dr, Chestermere, AB

Lower Floor Interior Area 39.32 sq ft



0 2 4 ft

PREPARED: 2024/10/31



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