



THE
A-TEAM

**RE/MAX
FIRST**

33 MERGANSER Drive #605, Chestermere T1X2S3

MLS®#: **A2178577**

Area: **Chelsea_CH**

Listing Date: **11/11/24**

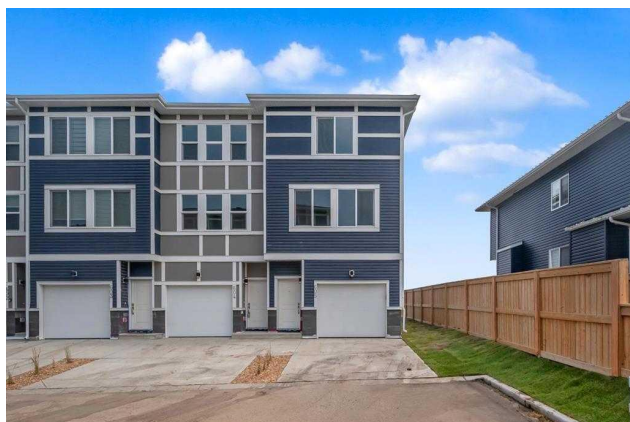
List Price: **\$459,900**

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:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,450**
Low Sqft:
Ttl Sqft: **1,450**

**Corner Lot, Low Maintenance Landscape, Street Lighting
Single Garage Attached**

DOM

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Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	14`6" x 10`10"
Bedroom	Upper	10`9" x 9`10"
Living Room	Main	16`2" x 11`11"
Dining Room	Main	10`6" x 9`3"
4pc Bathroom	Third	9`10" x 4`11"

Room	Level	Dimensions
Bedroom	Upper	9`2" x 7`11"
Office	Lower	11`5" x 11`0"
Kitchen	Main	12`7" x 9`8"
3pc Ensuite bath	Third	8`5" x 4`10"
2pc Bathroom	Main	5`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MXC

Legal Desc: **2211371**

Remarks

Pub Rmks: **This brand new townhouse welcomes you with the modern and a cozy ambiance and with a abundance of natural light which creates bright and a open space. This unit has a utility room and a direct access to the single- car attached garage.**

Inclusions: **NA**
Property Listed By: **SkaiRise Realty**

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

