

300 MARINA Drive #174, Chestermere T1X 0P6

MLS®#: **A2180651** Area: **Westmere** Listing **11/22/24** List Price: **\$289,900**
 Status: **Active** County: **Chestermere** Date: Change: **-\$10k, 21-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Chestermere**
 Year Built: **2012**

Finished Floor Area
 Abv Sqft: **850**
 Low Sqft:
 Ttl Sqft: **850**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan**
 Int Feat: **No Smoking Home,Open Floorplan**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|-------------|-------|---------------|
| Bedroom - Primary | Main | 11`0" x 11`2" | Bedroom | Main | 10`0" x 9`3" |
| 4pc Bathroom | Main | 4`11" x 8`6" | Living Room | Main | 14`1" x 15`2" |
| Kitchen | Main | 14`7" x 8`4" | Laundry | Main | 8`6" x 7`10" |

Legal/Tax/Financial

Condo Fee: **\$201** Title: **Fee Simple** Zoning: **TC**
 Fee Freq:

Monthly

Legal Desc: 1310903

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom condo in the highly sought-after Chestermere Station. This bright, open-concept unit features neutral paint tones and stylish knockdown ceilings. The spacious living room is ideal for entertaining family and friends. The modern kitchen includes a central island, sleek cabinetry, and a set of black appliances. 2 bright and spacious bedrooms, a full bathroom, and convenient in-suite laundry complete the space. Each unit is equipped with its own furnace and hot water tank, allowing you to control energy usage and costs, avoiding high condo fees. Just steps away from Chestermere's shopping, dining, and recreational amenities, including banks, pubs, grocery stores, coffee shops, restaurants, and the beautiful lake with scenic pathways.**

Inclusions: **Furniture**
Property Listed By: **PREP Realty**

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





