



THE
A-TEAM

**RE/MAX
FIRST**

280 CHELSEA Road #905, Chestermere T1X 0L3

MLS® #: **A2181034**

Area: **Chelsea_CH**

Listing Date: **11/28/24**

List Price: **\$479,900**

Status: **Pending**

County: **Chestermere**

Change: **-\$15k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,712**
Low Sqft:
Ttl Sqft: **1,712**

DOM

54
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Window Coverings**
Int Feat: **Breakfast Bar, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	12`8" x 15`0"	Kitchen	Second	11`8" x 15`0"

Dining Room	Second	9`3" x 13`5"	Bedroom - Primary	Third	12`0" x 12`6"
Bedroom	Third	12`2" x 11`10"	Bedroom	Third	12`1" x 9`3"
Bedroom	Main	9`7" x 8`11"	2pc Bathroom	Second	
4pc Bathroom	Third		4pc Ensuite bath	Third	
Laundry	Third	0`0" x 0`0"	Balcony	Second	19`8" x 6`7"
Legal/Tax/Financial					

Condo Fee:
\$280

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
m-g

Legal Desc: **2410997**

Remarks

Pub Rmks: **Aberdeen Townhomes by Truman! Experience the charm of this exquisite 4-Bedroom End-Unit Townhome, nestled in the thriving and vibrant community of Chelsea. This exceptional home offers unparalleled convenience with nearby playgrounds, scenic pathways, and shopping options, all within a welcoming and dynamic neighborhood. Step inside to discover a beautifully designed living space featuring 4 bedrooms, 2.5 bathrooms, and an attached double heated garage. The main floor includes a versatile bedroom that's ideal for guests or a home office. The interior showcases top-tier finishes and craftsmanship, including elegant Vinyl Plank flooring throughout the main living areas and high ceilings. The gourmet kitchen is a chef's delight, featuring Full-Height Cabinetry with soft-close Doors and Drawers, a sleek Stainless Steel Appliance package, and a storage pantry. The Eat-Up Bar, highlighted by stunning Quartz Countertops, offers a stylish spot for casual dining and entertaining. The Primary Bedroom serves as a serene retreat, complete with a spacious walk-in Closet and a luxurious 4-piece Ensuite bathroom. The upper level is thoughtfully designed with two additional Bedrooms, a 4-piece Main Bathroom, and convenient upper-floor Laundry, ensuring comfort and practicality for the entire family. Bright and airy, this move-in-ready home is an invitation to elevate your living experience and embrace the refined Truman lifestyle. Seize the opportunity to make this exceptional townhome yours today! *Photo gallery of similar unit***

Inclusions: **n/a**
Property Listed By: **RE/MAX Real Estate (Central)**

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





