



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CHELSEA Road #1804, Chestermere T1X 0L3**

MLS®#: **A2181679**

Area: **Chelsea\_CH**

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

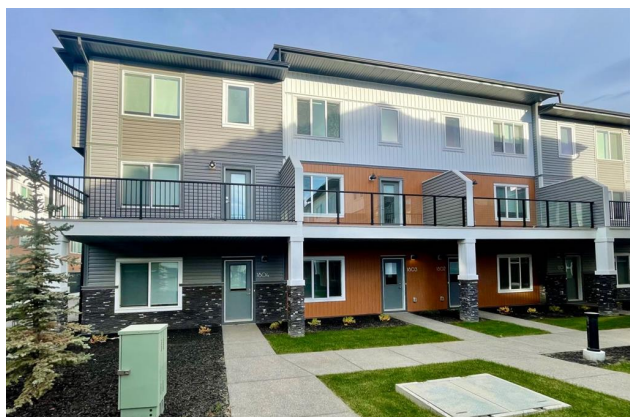
List Price: **\$494,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,710**  
Low Sqft:  
Ttl Sqft: **1,710**

DOM

**23**  
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
Living Room	Second	12`6" x 15`0"
Dining Room	Second	9`2" x 13`4"
Bedroom	Third	12`0" x 9`3"
Bedroom	Main	9`8" x 9`0"
4pc Bathroom	Third	
Laundry	Third	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Second	12`6" x 14`11"
Bedroom - Primary	Third	11`10" x 12`5"
Bedroom	Third	12`0" x 11`7"
2pc Bathroom	Second	
4pc Ensuite bath	Third	
Balcony	Second	19`9" x 6`7"

Legal/Tax/Financial

Condo Fee:  
**\$277**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**m-g**

Legal Desc: **2311001;68**

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:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

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





