



THE
A-TEAM

**RE/MAX
FIRST**

33 MERGANSER Drive #601, Chestermere T1X2S3

MLS®#: **A2183248**

Area: **Chelsea_CH**

Listing Date: **12/15/24**

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**

Finished Floor Area

Abv Sqft: **1,637**

Low Sqft:

Ttl Sqft: **1,637**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape
Single Garage Attached

DOM

6

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,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,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: **Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Third	14`8" x 11`0"
Bedroom	Third	10`9" x 9`11"
Living Room	Second	16`1" x 11`11"
Dining Room	Second	10`5" x 9`3"
2pc Bathroom	Second	5`4" x 4`11"
4pc Bathroom	Third	9`10" x 4`11"

Room	Level	Dimensions
Bedroom	Third	9`2" x 7`11"
Office	Lower	11`5" x 11`0"
Kitchen	Second	12`6" x 9`7"
Laundry	Third	5`1" x 3`3"
3pc Bathroom	Third	8`6" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MXC

Legal Desc: **2211371**

Remarks

Pub Rmks: **This brand-new, corner house offers modern finishes throughout and is designed for comfortable living. Featuring 3 bedrooms and 2.5 bathrooms, this home includes a beautiful bonus room, ideal for a home office. Upstairs, you'll find a bright and spacious dining room, filled with natural sunlight. The home also boasts an attached single-car garage and a covered rear-facing balcony, perfect for enjoying your morning coffee. The kitchen is equipped with stainless steel appliances, ample cabinet space, and a stunning island, making it a chef's dream. The large living room provides the perfect space to relax and spend quality time with family. On the third floor, you'll find a conveniently located laundry room, two generously sized bedrooms, ideal for family members or guests, and a beautifully appointed 3-piece bathroom. The primary bedroom is complete with a spacious walk-in closet and a luxurious 4-piece ensuite featuring a tiled tub and shower. Located in the up-and-coming Chelsea community in Chestermere, this home offers both comfort and style, making it an excellent choice for those looking to settle in a vibrant neighborhood. This brand-new, corner house offers modern finishes throughout and is designed for comfortable living. Featuring 3 bedrooms and 2.5 bathrooms, this home includes a beautiful bonus room, ideal for a home office. Upstairs, you'll find a bright and spacious dining room, filled with natural sunlight. The home also boasts an attached single-car garage and a covered rear-facing balcony, perfect for enjoying your morning coffee. The kitchen is equipped with stainless steel appliances, ample cabinet space, and a stunning island, making it a chef's dream. The large living room provides the perfect space to relax and spend quality time with family. On the third floor, you'll find a conveniently located laundry room, two generously sized bedrooms, ideal for family members or guests, and a beautifully appointed 3-piece bathroom. The primary bedroom is complete with a spacious walk-in closet and a luxurious 4-piece ensuite featuring a tiled tub and shower. Located in the up-and-coming Chelsea community in Chestermere, this home offers both comfort and style, making it an excellent choice for those looking to settle in a vibrant neighborhood.**

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

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





