



THE
A-TEAM

**RE/MAX
FIRST**

238 DAWSON Way, Chestermere T1X2R5

MLS®#: **A2184836** Area: **Dawson's Landing** Listing Date: **01/05/25** List Price: **\$499,900**
 Status: **Pending** County: **Chestermere** Change: **-\$25k, 06-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,170 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,541**
 Low Sqft:
 Ttl Sqft: **1,541**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`5" x 6`5"
Mud Room	Main	6`1" x 5`1"
Walk-In Closet	Second	6`2" x 5`8"
Bedroom	Second	9`4" x 10`5"
Other	Main	19`3" x 20`2"
Dining Room	Main	12`7" x 9`10"
5pc Ensuite bath	Second	5`10" x 11`7"

Room	Level	Dimensions
Kitchen	Main	13`4" x 13`2"
Bedroom - Primary	Second	12`11" x 12`7"
4pc Bathroom	Second	9`5" x 4`11"
Other	Basement	13`11" x 11`10"
Living Room	Main	12`8" x 11`10"
2pc Bathroom	Main	6`1" x 4`11"
Laundry	Second	2`10" x 5`8"

**Bedroom
Flex Space**

**Second
Basement**

**9'5" x 11'8"
17'10" x 8'1"**

Other

Basement

17'10" x 13'8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210062

Zoning:
R-3

Remarks

Pub Rmks:
Inclusions:
Property Listed By:

**None
None
URBAN-REALTY.ca**

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







