



THE
A-TEAM

**RE/MAX
FIRST**

248 LAKEPOINTE Drive, Chestermere t1x0x5

MLS® #: **A2186448**

Area: **Lakepointe**

Listing Date: **01/08/25**

List Price: **\$659,900**

Status: **Active**

County: **Chestermere**

Change: **-\$15k, 31-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,030 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,873**
Low Sqft:
Ttl Sqft: **1,873**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Additional Parking,Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Playground,Storage**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`8" x 15`1"	Dining Room	Main	8`7" x 11`5"
Living Room	Main	15`2" x 15`4"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	13`4" x 10`1"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`9" x 10`1"	Bedroom - Primary	Upper	12`5" x 15`2"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
r1

1212414

Remarks

Pub Rmks:

Location, location! Situated across from a park and close to the lake/walking paths, this large well-kept 3 bedroom residence makes the perfect place to call home. Upgrades/features include: Air conditioning, rear deck, landscaped, fireplace, ss appliances, bonus room, nearly 1,873 sq ft, hardwood floor & so much more. Step inside to your sun soaked home with tons of windows letting in natural sunlight. Family room features a cozy fireplace for the cooler days. This connects seamlessly to the dining and kitchen, leaving the place feeling bright and refreshing. Kitchen features: cabinet space, pantry, SS appliances, sink overlooking window, eating island, granite counters & more. Main floor is complete with mud room, and half bath. Follow the wrought iron railings upstairs, where additional windows in stairwells brighten up the home, and a large bonus room greet you. Bonus room has vaulted ceiling, giving the home a dash of additional character. There are 3 good size bedrooms upstairs, with the primary retreat offering: Large walk in closet, full 5piece ensuite with double vanity, tub, walk in shower, and toilet. There is also a good size laundry room upstairs, great to have in any home! The basement is unfinished and waiting your creative touches. Backyard is a fully landscaped paradise offering a great size deck that has gas line for BBQ, place for fire pit, shed, playground and fenced. With so much to offer in such a great location across from park, this makes a great residence to call home. Book your viewing today before its gone.

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Mountain View)

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







