



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 WEST LAKEVIEW Place, Chestermere T1X 1K4**

MLS®#: **A2187144**      Area: **Rainbow Falls**      Listing Date: **01/12/25**      List Price: **\$599,900**  
 Status: **Active**      County: **Chestermere**      Change: **-\$19k, 31-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **2001**      Abv Sqft: **1,216**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,575 sqft**      Ttl Sqft: **1,216**  
 Lot Shape:

DOM

**90**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **City Lot,Corner Lot,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **High Ceilings,Laminate Counters,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 18`0"	Kitchen	Main	12`9" x 11`9"
Bedroom - Primary	Main	11`10" x 13`5"	Bedroom	Main	9`2" x 11`7"
Dining Room	Main	12`1" x 10`2"	4pc Ensuite bath	Main	9`2" x 10`7"
4pc Bathroom	Main	9`6" x 4`1"	Storage	Main	5`4" x 4`2"
Bedroom	Lower	13`6" x 15`2"	Den	Lower	11`8" x 10`7"
Family Room	Lower	20`8" x 20`8"	Storage	Lower	18`8" x 7`11"
2pc Bathroom	Lower	5`0" x 5`0"	Walk-In Closet	Lower	11`8" x 3`11"

Title:  
**Fee Simple**  
Legal Desc:

**0013321**

Zoning:  
**Residential single Detach**

Remarks

Pub Rmks: **Do not miss out this cozy Bungalow, walk-in the door, you will see the Livingroom on your right, further in is the kitchen with all the top cabinet are new (due to an earlier fire). Dining room over looking out to the Patio to a fair size deck, and cement pad on the other side, 6 person out door Hot tub(as is condition), large storage shed(need new shingle) in the backyard. back inside with 2 bedrooms on main floor, Primary bedroom with 4 pieces Ensuite, separated shower and bathtub, custom headboard. second bedroom, on the way to the garage, on your right main 4-peices bath, on your left is the Laundry, good size heated garage with build-in cabinets, ideal for auto mechanic, or work shop. Basement with 1 bedroom and 1 Den, 2 pieces bath, Family room with Murphy (flipflop) bed set. Shingle replace 2016, Hot Water Tank 2023.**

Inclusions:  
Property Listed By: **Basement Murphy bed set, Primary bedroom's Headboard, Out door Hot tub, Storage shed  
URBAN-REALTY.ca**

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















