



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 LAVENDER Link, Chestermere T1X 0E3**

MLS®#: **A2187298**      Area: **Rainbow Falls**      Listing Date: **01/15/25**      List Price: **\$449,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,459**  
 Low Sqft:  
 Ttl Sqft: **1,459**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped**  
 Park Feat: **Double Garage Attached,Insulated,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`9" x 4`0"
Kitchen	Main	14`4" x 13`5"
2pc Bathroom	Main	4`7" x 4`10"
4pc Ensuite bath	Second	10`11" x 8`0"
4pc Ensuite bath	Second	10`11" x 4`11"
Laundry	Second	2`11" x 2`11"
Furnace/Utility Room	Basement	5`8" x 10`11"

Room	Level	Dimensions
Living Room	Main	12`4" x 14`3"
Dining Room	Main	11`0" x 11`4"
Balcony	Main	12`2" x 4`7"
Bedroom	Second	13`9" x 11`11"
Bedroom - Primary	Second	12`10" x 13`10"
Mud Room	Basement	4`5" x 7`8"

Condo Fee:  
**\$355**

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

Zoning:  
**R-3**

Legal Desc: **0810716**

Remarks

Pub Rmks: **This beautiful END UNIT features 2 spacious bedrooms, 2.5 bathrooms, and over 1,300 square feet of above-grade! The main level offers an open concept design, complete with granite countertops, stainless steel appliances, and plenty of storage/cabinet space. Enjoy sunny days on the southwest-facing deck off the back. Upstairs, you'll find two master suites, each with his/her closets and their own 4-piece ensuite bathroom. The lower level leads directly to your double tandem garage. Plus, it's conveniently located across from visitor parking, with schools, parks, shops, and public transit just a short distance away. This is an incredible value—call today to schedule your viewing!**

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

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











