



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1009 DAWSON DOCK Avenue, Chestermere T1X 2X7**

MLS®#: **A2187428**

Area: **Dawson's Landing**

Listing Date: **01/17/25**

List Price: **\$560,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Chestermere**

Abv Sqft:

**1,573**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,573**

Lot Information

Lot Sz Ar:

**2,747 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Level,Rectangular Lot**

**On Street,Parking Pad,Paved**

DOM

**15**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**Double Vanity,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`9" x 16`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>44`0" x 47`7"</b>
<b>Office</b>	<b>Main</b>	<b>15`4" x 25`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>17`6" x 41`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>30`4" x 35`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>30`11" x 34`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>45`8" x 45`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>24`1" x 16`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>30`11" x 35`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>42`8" x 51`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R3**

**2311449**

Remarks

Pub Rmks: **\*\*\*Brand New Beautiful Home in Dawson - Walking Distance to Amenities\*\*\* Welcome to this stunning newly constructed home located in the family-friendly community of Dawson. Perfectly situated within walking distance to grocery stores, a gas station, schools, and the beautiful Chestermere Lake, this property offers both modern elegance and everyday convenience. Built in 2024, this home features 1573 sq. ft. of living space with 3 bedrooms and 2.5 bathrooms. The main floor boasts luxury vinyl plank (LVP) flooring, a sleek kitchen with quartz countertops, a chimney hood fan, a built-in microwave, and upgraded appliances. Gas lines are installed for future use, adding flexibility to the home's thoughtful design. Upstairs, the spacious primary bedroom offers a walk-in closet and a luxurious 4-piece ensuite with dual sinks. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-level laundry area provide comfort and practicality for family living. The undeveloped basement, complete with a separate side entrance, is ready for future development, offering excellent potential for customization or additional income. The home also includes a concrete garage pad (20' x 22'), and front landscaping will be completed by the builder according to their timeline. The basement ceiling height 9ft. As a newly built home, it comes with the Alberta New Home Warranty Plans, ensuring peace of mind for years to come. Situated in a prime location close to schools, parks, and local amenities, this home is perfect for families or investors looking for a great opportunity. Don't miss out—contact us today for more details or to schedule a viewing!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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









