



THE
A-TEAM

**RE/MAX
FIRST**

251 KINNIBURGH Road, Chestermere T1X 0Y7

MLS®#: **A2188217**

Area: **Kinniburgh**

Listing Date: **01/20/25**

List Price: **\$619,000**

Status: **Pending**

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:

2,174

Year Built:

2018

Low Sqft:

Ttl Sqft:

2,174

Lot Information

Lot Sz Ar:

3,768 sqft

Lot Shape:

DOM

12

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot

Double Garage Attached,Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Private Yard**

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 17`7"	Kitchen	Main	12`4" x 10`7"
Dining Room	Main	12`4" x 9`4"	2pc Bathroom	Main	4`11" x 5`0"
Family Room	Second	17`3" x 21`6"	Bedroom - Primary	Second	14`1" x 12`1"
Bedroom	Second	9`5" x 12`10"	Bedroom	Second	9`4" x 12`10"
5pc Ensuite bath	Second	11`8" x 12`11"	4pc Bathroom	Second	10`5" x 6`8"
Laundry	Second	10`7" x 5`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC(R-2)**
 Legal Desc: **1610322**

Remarks

Pub Rmks: **Welcome to this stunning semi-detached Duplex nestled in the charming community of Kinniburgh. This lovely home spans over 2100 sqft, offering 3 generous bedrooms, 2 1/2 beautifully designed bathrooms, and a 2-car attached garage for ultimate convenience. Step into the welcoming foyer, leading you to an open-concept main floor that is perfect for both relaxation and entertaining. The kitchen, equipped with sleek stainless steel appliances, is bathed in natural light thanks to the large windows. A cozy fireplace completes the living space, adding warmth and character. Upstairs, you'll find a thoughtfully designed layout, including a laundry room, three bedrooms, and two bathrooms. The master suite features a luxurious 5-piece ensuite with a soothing soaking tub. A cozy family room completes the upper level, offering a space for quiet moments or family gatherings. Step outside to enjoy the expansive deck, ideal for summer evenings, and easy access to the spacious backyard. This home is ideally located, with convenient access to local shops, schools, and parks—ensuring both comfort and convenience.**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

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







