



THE
A-TEAM

**RE/MAX
FIRST**

390 MARINA Drive #112, Chestermere T1X 1W6

MLS®#: **A2190846**

Area: **Westmere**

Listing Date: **02/02/25**

List Price: **\$345,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Chestermere**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **841**
Low Sqft:
Ttl Sqft: **841**

DOM

20

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	39`4" x 42`1"	Bedroom	Main	31`9" x 38`0"
Walk-In Closet	Main	25`8" x 12`10"	4pc Ensuite bath	Main	16`2" x 28`9"
Entrance	Main	13`11" x 29`9"	Kitchen	Main	29`6" x 30`7"
Laundry	Main	13`11" x 10`1"	Dining Room	Main	39`4" x 25`2"
3pc Ensuite bath	Main	27`4" x 16`2"	Walk-In Closet	Main	28`2" x 19`8"
Bedroom - Primary	Main	32`0" x 43`3"			

Legal/Tax/Financial

Condo Fee:
\$551

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TC

Legal Desc: **0513388**

Remarks

Pub Rmks: **The Bay Club, Chestermere! This two bedroom, two bath unit is just steps away from the lake, walking pathway and dog park! You will love the convenience of being a quick walk to Tim Hortons & Safeway plus other several shops and amenities! This bright and spacious unit is on the main floor, no elevator to wait for! This unit faces the courtyard and has a view of the Gazebo, the Lake and Dog Park! Step out to your very own patio and take in the views and activity on the Lake! There is a good sized kitchen with Stainless Steel Appliances, plenty of cupboards and a pantry! There is a raised Breakfast bar with room for bar stools plus room for your dining table. The living room offers plenty of space for your furniture. The two bedrooms are on opposite sides of the living area providing privacy. The primary bedroom has its own ensuite plus there is another full bath as well. Both bedrooms have good size closets! There is a separate laundry area for the upgraded stackable washer & dryer! There is also a little nook area where you can set up your laptop computer or tablet! This unit comes with an underground parking stall (#20), an underground storage locker (#66) along with an outside parking stall (#20). Pets are permitted with board approval! Call to set up your appointment!**

Inclusions: **N/A**
Property Listed By: **Stonemere Real Estate Solutions**

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











