



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 DAWSON WHARF Rise, Chestermere T1X 2X4**

MLS®#: **A2192194**

Area: **Dawson's Landing**

Listing Date: **02/04/25**

List Price: **\$641,560**

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:

**1,890**

Year Built:

**2025**

Low Sqft:

Lot Information

Ttl Sqft:

**1,890**

Lot Sz Ar:

**3,187 sqft**

Lot Shape:

DOM

**61**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Interior Lot,Level,Street Lighting,Rectangular Lot  
Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)**

Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>14`2" x 14`7"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`10" x 10`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>7`2" x 6`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`9" x 6`7"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>10`8" x 16`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 12`5"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 10`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 12`2"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 12`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`1" x 4`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 11`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`9" x 6`6"</b>			



**CHOOSE FROM 5 CURATED INTERIOR PALETTES**



**A**



**B**



**C**



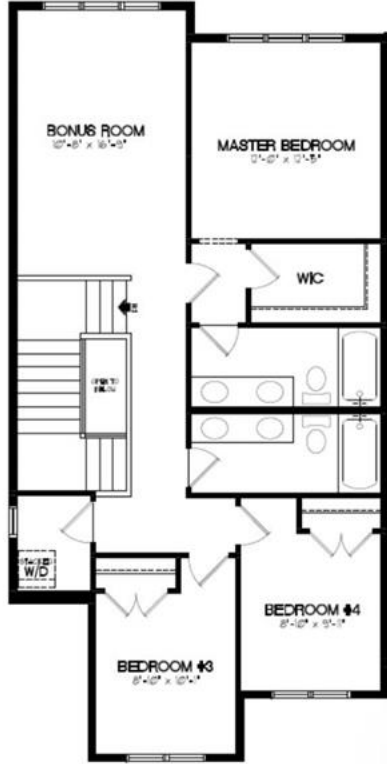
**D**



**E**



**MAIN FLOOR - 864 SQFT**



**UPPER FLOOR - 1026 SQFT**