



THE
A-TEAM

**RE/MAX
FIRST**

183 SOUTH SHORE Court, Chestermere T1X 2Y5

MLS®#: **A2193516** Area: **South Shores** Listing Date: **02/10/25** List Price: **\$599,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,298**
 Low Sqft:
 Ttl Sqft: **1,298**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped**
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Wood Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`2" x 10`11"
Dining Room	Main	14`8" x 11`6"
Bedroom - Primary	Second	11`0" x 12`1"
Bedroom	Second	9`6" x 12`0"
3pc Ensuite bath	Second	5`0" x 10`0"

Room	Level	Dimensions
Living Room	Main	12`11" x 10`11"
2pc Bathroom	Main	5`7" x 5`0"
Bedroom	Second	9`3" x 12`0"
4pc Bathroom	Second	5`8" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

2310531

Remarks

Pub Rmks:

Welcome to the South Shore community of Chestermere, where you're steps from scenic pathways, top-rated schools, shopping, and dining—with Chestermere Lake just minutes away for year-round recreation. Experience modern style living in this stunning corner-unit townhome in South Shore, Chestermere. Offering 1,298.46 sq. ft., this home features an open-concept design, a gourmet kitchen with quartz countertops, and luxury vinyl plank flooring throughout. The upper-floor laundry, spacious bedrooms, and stylish bathrooms add to the home's convenience. A rear entrance leads to the basement, with an additional door at the main floor for flexibility. Enjoy outdoor living with a privacy panel, rear deck, bbq gas line and a detached double-car garage. With No Condo Fees, this is your chance to own a beautifully designed townhome in one of Chestermere's most exciting new communities. Book your private showing today.

Inclusions:
Property Listed By:

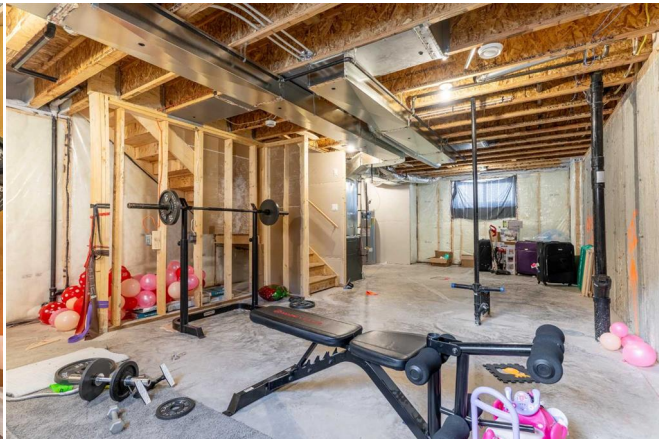
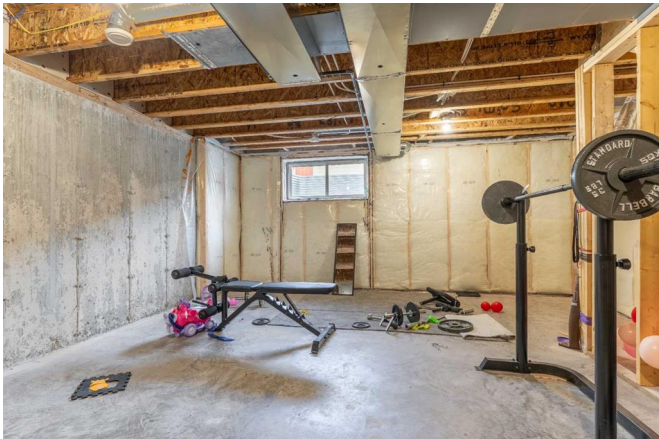
N/A
Royal LePage Mission Real Estate

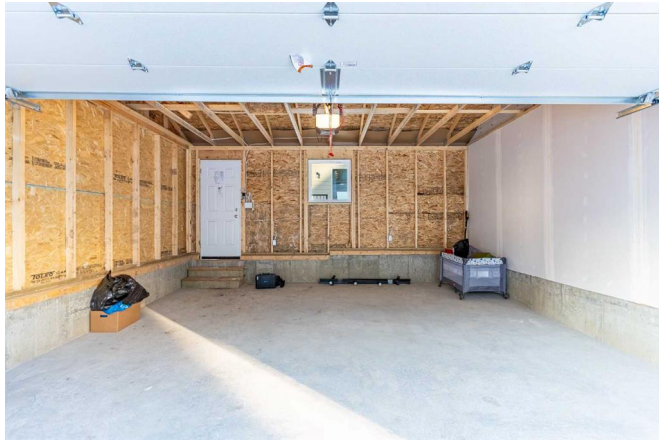
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











183 South Shore Ct., Chestermere, AB

1st Floor Exterior Area 708.75 sq ft
Interior Area 648.19 sq ft



PREPARED: 2023/02/08



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

183 South Shore Ct., Chestermere, AB

2nd Floor Exterior Area 711.86 sq ft
Interior Area 652.31 sq ft



PREPARED: 2023/02/08



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Basement (Below Grade) Exterior Area 673.80 sq ft
Interior Area 619.17 sq ft



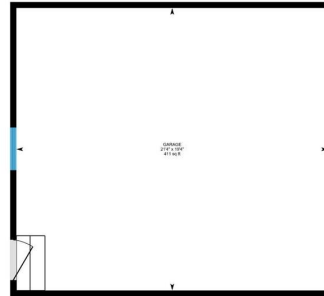
PREPARED: 2023/02/08



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183 South Shore Ct., Chestermere, AB

Garage Excluded Area 448.55 sq ft



PREPARED: 2023/02/08



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