



THE
A-TEAM

**RE/MAX
FIRST**

213 WEST LAKEVIEW Place, Chestermere T1X 1H7

MLS®#: **A2193623**

Area: **Lakeview Landing**

Listing Date: **02/20/25**

List Price: **\$689,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2001**
Lot Information
Lot Sz Ar: **7,688 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,361**
Low Sqft:
Ttl Sqft: **1,361**

DOM

2
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Central Vacuum,High Ceilings,No Smoking Home,See Remarks,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`1" x 10`10"
Dining Room	Main	8`5" x 7`2"
4pc Ensuite bath	Main	9`3" x 8`7"
Bedroom	Main	9`9" x 9`3"
Family Room	Basement	16`1" x 15`7"
Bedroom	Basement	9`11" x 9`8"
4pc Bathroom	Basement	7`11" x 4`11"

Room	Level	Dimensions
Kitchen	Main	11`11" x 7`11"
Bedroom - Primary	Main	15`0" x 11`9"
Bedroom	Main	9`9" x 9`2"
4pc Bathroom	Main	7`5" x 4`11"
Kitchenette	Basement	10`3" x 7`3"
Bedroom	Basement	9`10" x 8`9"

Title: **Fee Simple**
Legal Desc: **0013321**
Zoning: **R1**

Remarks

Pub Rmks: **Welcome to 213 West Lakeview Place, a beautifully designed WALKOUT bungalow that combines comfort, style, and practicality. Nestled in the serene community of Lakeview Landing just blocks from Chestermere Lake. This stunning property boasts a total of FIVE BEDROOMS, including a two-bedroom ILLEGAL SUITE, making it the perfect investment opportunity or multi-generational living space. As you approach this charming bungalow, you'll be greeted by well-maintained landscaping, an inviting curb appeal, and an OVERSIZE/HEATED Double Attached GARAGE. The main floor boasts newly REFINISHED HARDWOOD flooring throughout, a spacious living room, with large windows that allow natural light to flood the space, including a new skylight that brightens the beautiful kitchen and dining area. The main level includes three well-appointed bedrooms, with the Primary Bedroom acting as a private retreat featuring a gorgeous vaulted ceiling and a four-piece ensuite. The illegal suite is highlighted by two additional bedrooms and a full bathroom. The massive open-concept living area which has IN-FLOOR HEATING flows into the kitchen and has plenty of room for a dining area. The home walks out onto a gorgeous backyard which is easily maintained by the in-ground sprinkler system. The true highlight of this home is the location which corners a large GREEN SPACE behind Chestermere Lake Middle School. To top it all off, the home also features a NEW ROOF (2021) Don't miss your opportunity to view this home!**

Inclusions: **Fridge in Basement, Fridge in Garage, stove in basement, dishwasher in basement, garage shelving, dog-wash station in garage, hot tub (as-is)**
Property Listed By: **The Real Estate District**

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











