



THE
A-TEAM

**RE/MAX
FIRST**

6 MERGANSER Drive #4416, Chestermere T1X 2Y2

MLS®#: **A2196607**

Area: **Chelsea_CH**

Listing Date: **03/07/25**

List Price: **\$344,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 06-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Chestermere**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **628**
Low Sqft:
Ttl Sqft: **628**

DOM

46

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Access:
Lot Feat:
Park Feat:

Stall,Titled

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`6" x 11`2"
Bedroom - Primary	Main	10`3" x 9`0"
Bedroom	Main	10`3" x 9`0"
Balcony	Main	8`2" x 8`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	11`3" x 12`0"
4pc Bathroom	Main	7`5" x 4`11"
Laundry	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$261

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

2411999

Remarks

Pub Rmks:

Discover your dream home in the heart of the vibrant Lockwood community, where nature and convenience come together effortlessly. This stunning TOP Floor 2-bedroom, 1-bathroom unit, complete with a titled parking stall, offers a truly exceptional living experience. Nestled in a dynamic neighborhood, you'll enjoy being just moments away from a scenic lake—perfect for peaceful walks or soaking in the beauty of the outdoors. Additionally, nearby playgrounds, scenic pathways, and shopping options further elevate the convenience and appeal of this location. Step inside and be captivated by the open-concept floor plan that beautifully blends style with function. An oversized south-facing balcony allows natural light to flood the space, creating the perfect setting for relaxation and outdoor entertaining. High ceilings and stunning vinyl plank flooring throughout add to the modern elegance of the home. The kitchen is sure to impress, featuring full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a spacious pantry. The striking quartz countertops and eat-up bar provide the ideal space for casual dining and gatherings. The primary bedroom is a true retreat, boasting a generous walk-through closet that leads to a luxurious 4-piece bathroom. An additional bedroom offers flexibility for guests, a home office, or a personal sanctuary. Move-in ready and brimming with potential, this bright, airy home offers a lifestyle of comfort and convenience in one of the most sought-after communities around. Embrace the beauty and tranquility of the Lockwood lifestyle—your new home awaits! *Photo Gallery of similar unit*

Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Central)

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





