



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 KINNIBURGH Boulevard #38, Chestermere T1X 0P4**

MLS® #: **A2197295**

Area: **Kinniburgh**

Listing Date: **02/26/25**

List Price: **\$399,900**

Status: **Pending**

County: **Chestermere**

Change: **-\$10k, 24-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,383**

Low Sqft:

Ttl Sqft: **1,383**

DOM

**41**

Layout

Beds: **2 (2 )**

Baths: **2.5 (2 1)**

Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Level**

**Additional Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**None**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Granite Counters,Kitchen Island,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>9`6" x 13`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`1" x 9`1"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>7`2" x 5`6"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>2`10" x 5`11"</b>
<b>Dining Room</b>	<b>Second</b>	<b>10`10" x 8`5"</b>	<b>Kitchen</b>	<b>Second</b>	<b>10`6" x 14`5"</b>
<b>Living Room</b>	<b>Second</b>	<b>14`1" x 10`7"</b>	<b>Office</b>	<b>Second</b>	<b>7`7" x 7`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 9`8"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>5`6" x 9`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>8`9" x 11`4"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`0" x 10`3"</b>

Condo Fee:  
**\$164**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-1**

Legal Desc: **1413295**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly desirable Kinniburgh community of Chestermere, AB! Perfectly located near Lake Chestermere, this home offers a modern open-concept layout, ideal for entertaining and everyday living. Recently freshly painted, the bright and inviting interior creates a warm and welcoming atmosphere. The main floor office is a fantastic bonus, offering flexibility as a third bedroom or a quiet workspace. With an attached garage, you'll have the convenience of parking and extra storage year-round. Nestled in an excellent neighbourhood, this home is just minutes from parks, schools, and shopping, making it the perfect place for families and professionals alike. Plus, enjoy the beauty of lakeside living with easy access to walking trails, outdoor activities, and everything Chestermere has to offer. Don't miss out on this incredible opportunity—schedule your showing today!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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









