

235 EAST CHESTERMERE Drive, Chestermere T1X 1A2

MLS@#: **A2197565** Area: **East Chestermere** Listing Date: **02/27/25** List Price: **\$999,999**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **16,227 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **871**
 Low Sqft:
 Ttl Sqft: **871**

DOM
0
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

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

Access:
 Lot Feat: **Back Yard,Few Trees,Front Yard,Lake,Landscaped,Lawn,Level,No Neighbours Behind,Private,Rectangular Lot,Views**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Beamed Ceilings,High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R1**
 Legal Desc: **1012966**

Remarks

Pub Rmks: **FULLY RENOVATED LAKE HOUSE/CABIN WITH PRIVATE DOCK - OVER 16,000 SQFT LOT, BACKYARD - OVER 850 SQFT, 2 BEDS 1 BATH - INCREDIBLE AIRBNB VALUE -**

**CABIN STYLE FINISHING WITH BEAMED CEILINGS - This home features a large open living space with views of the lake and huge windows that let in a lot of natural light. With a complete kitchen, laundry, 2 beds and 1 bath that extends into a large back yard and dock access this home will perform well on the rental market. This lot is 50 FT by 325 FT and CAN BE BOUGHT WITH 239 E Chestermere Dr - THE NEXT DOOR HOUSE - for a total of 100 FT by 325 FT of LAKE FRONT PROPERTY. N/A
Real Broker**

Inclusions:
Property Listed By:

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







