



THE
A-TEAM

**RE/MAX
FIRST**

239 EAST CHESTERMERE Drive, Chestermere T1X 1A2

MLS® #: **A2197572**

Area: **East Chestermere**

Listing Date: **02/27/25**

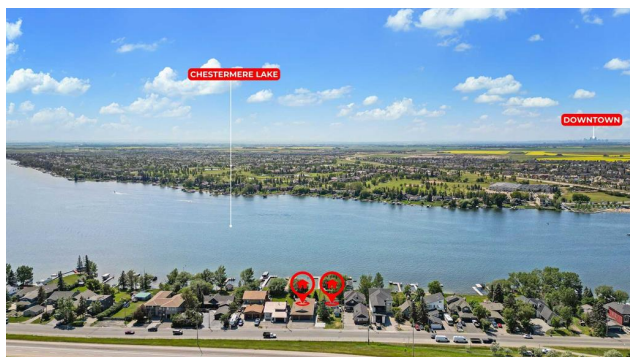
List Price: **\$1,399,000**

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: **16,243 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,830**
Low Sqft:
Ttl Sqft: **1,830**

DOM

0
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lake,Lawn,Level,No Neighbours Behind,Private,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Kitchen Island,Sauna**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	6`11" x 14`6"
Bedroom	Main	16`2" x 14`6"
4pc Ensuite bath	Main	5`10" x 7`7"
Foyer	Main	13`4" x 7`1"
Dining Room	Main	14`7" x 9`10"
Storage	Basement	9`6" x 8`1"
Bedroom	Basement	13`8" x 13`8"
Kitchen	Basement	7`7" x 17`8"
3pc Bathroom	Basement	13`9" x 6`3"

Room	Level	Dimensions
3pc Ensuite bath	Main	6`10" x 14`4"
Bedroom - Primary	Main	15`10" x 14`3"
2pc Bathroom	Main	5`10" x 6`4"
Living Room	Main	19`6" x 14`11"
Kitchen	Main	14`5" x 12`4"
Storage	Basement	9`9" x 9`2"
Furnace/Utility Room	Basement	7`6" x 13`8"
Game Room	Basement	32`5" x 19`6"
Bedroom	Basement	13`11" x 15`4"

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

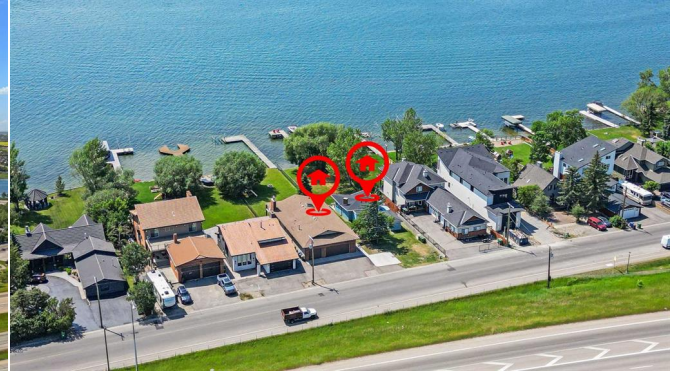
Remarks

Pub Rmks: **4 BEDS, 3.5 BATHS!! - LAKE HOUSE WITH PRIVATE DOCK, OVER 16,000 SQFT LOT, YARD - ALMOST 3500 SQFT LIVEABLE SPACE 3 CAR GARAGE AND A/C! - UNIQUE LAKEFRONT PROPERTY WITH WALKOUT BASEMENT, HUGE BACKYARD, DECK PORCH AND PATIO - This home begins with a HEATED 3 CAR ATTACHED GARAGE, which leads to you main bedroom with 4PC ensuite and laundry. A second bedroom with 3pc ensuite follows and this opens to your main living space. Porch access leads to this living space as well and the OPEN FLOOR PLAN with a large kitchen island and huge windows that bring in a lot of natural light is perfect for entertaining. The living room is warmed with a fireplace and again the large windows give an amazing VIEW of the LAKE. The WALKOUT BASEMENT has a wood burning FIREPLACE and huge PATIO that extends into your BACKYARD and PROVIDES ACCESS TO YOUR DOCK. The basement is complete with 2 bedrooms, 1 bathroom, a wet bar and SAUNA!! This lot is 50 FT by 325 FT and CAN BE BOUGHT WITH 235 E Chestermere Dr - NEXT DOOR CABIN - CURRENTLY A MAJOR INCOME GENERATOR ON AIRBNB!! - for a total of 100 FT by 325 FT of LAKE FRONT PROPERTY.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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













239 E Chestermere Dr, Chestermere, AB

Main Floor Exterior Area 1930.30 sq ft
Interior Area 1728.52 sq ft
Excluded Area 975.99 sq ft



PREPARED: 2024/07/19

Water regions are included from total floor area in KAREE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



239 E Chestermere Dr, Chestermere, AB

Basement (Below Grade) Exterior Area 1757.87 sq ft
Interior Area 1653.64 sq ft



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