



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 RAINBOW FALLS MANOR , Chestermere T1X 0M3**

MLS®#: **A2201869**

Area: **Rainbow Falls**

Listing Date: **03/12/25**

List Price: **\$394,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Row/Townhouse**  
Sub Type: **Chestermere**  
City/Town: **2010**

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,124**  
Low Sqft:  
Ttl Sqft: **1,124**

DOM

**24**  
Layout  
Beds: **3 ( 3 )**  
Baths: **2.5 ( 2 1 )**  
Style: **2 Storey,Attached-  
Side by Side**

Access:  
Lot Feat:  
Park Feat:

**Lawn  
None**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$421**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **R-3**

Legal Desc: **1010287**

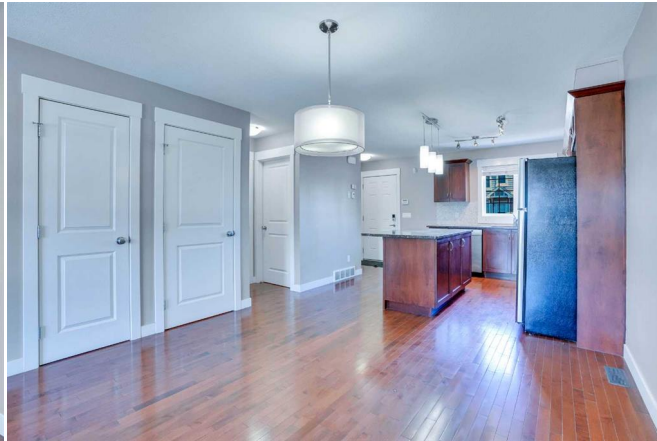
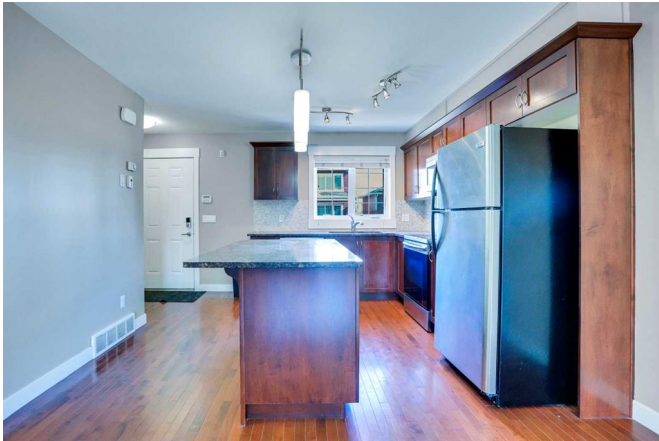
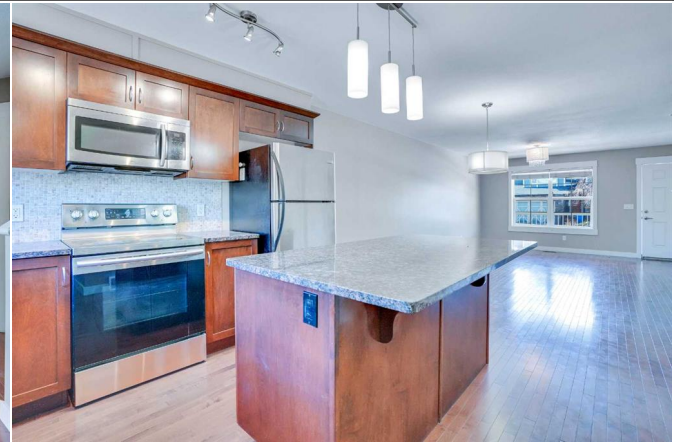
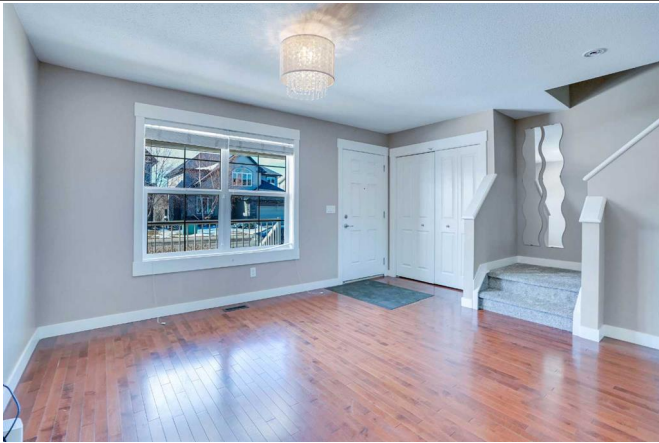
Remarks

Pub Rmks: **Welcome to this freshly painted, well Kept 2 Storey Town Home in the amazing city of Chestermere! Just upgraded with a Brand new carpet on the main floor and upper floor. Features a Huge Living room combined with Dining Area on Main Floor with Big Windows, Bright Kitchen with Granite Counter Tops. Upstairs has One Master Bedroom and Two other sizable Bedrooms and one full common 4 pc Bathroom. Basement is Fully developed with Huge Living Room and a 3 piece bathroom. The laundry is shared in the basement. Rented (illegal suite) to a Single Mature Renter for \$1000 a month to assist with your mortgage payment!**

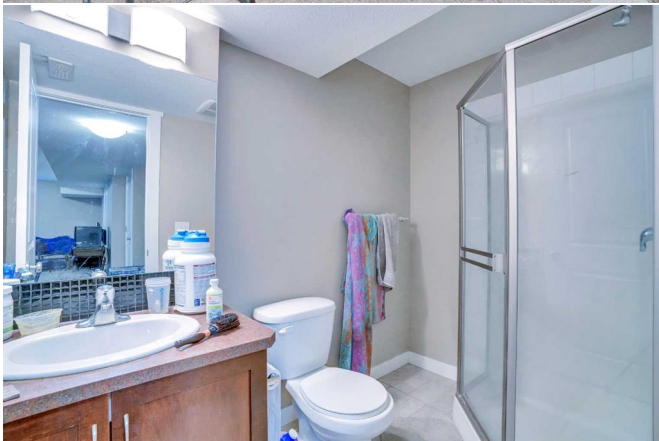
Inclusions: **N/A**

Property Listed By: **Diamond Realty & Associates LTD.**

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









**121 Rainbow Falls Manor, Chestermere, AB**

Main Building: Total Exterior Area Above Grade 1208.56 sq ft



Main Floor Exterior Area 877.23 sq ft  
 Upper Floor Exterior Area 827.36 sq ft  
 Basement (Below Grade) Exterior Area 503.97 sq ft

PREPARED: 20250211  
 B|GUIDE

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.