



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 MERGANSER Drive #3315, Chestermere T1X 2Y2**

MLS® #: **A2204698**

Area: **Chelsea\_CH**

Listing Date: **03/21/25**

List Price: **\$349,500**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Chestermere  
2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

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

DOM

**18**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single  
Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Composite Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Kitchen Island, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 7`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 14`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`7" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 9`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$261**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 2411892

Remarks

Pub Rmks: **This apartment faces a peaceful courtyard, providing a serene escape. Large windows throughout the unit flood the interior with tons of natural light, creating a bright and airy atmosphere that enhances the open-concept living and dining areas. The kitchen is equipped with stainless appliances, great sized island. The living area opens up to a private balcony where you can relax and enjoy the view of the lush courtyard, creating a perfect spot for morning coffee or evening relaxation. In addition to the stunning interior, this apartment includes one underground parking stall, offering both convenience and security for your vehicle. This apartment is the perfect place to call home.**

Inclusions: N/A  
Property Listed By: CIR Realty

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







