



**GRASSROOTS**  
REALTY GROUP

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**235 Kinniburgh Road  
Chestermere, Alberta**

**MLS # A2217992**



**\$565,000**

<b>Division:</b>	Kinniburgh North		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	DC(R-2)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

"Sold As Is" Affordable home in the distinguished estates community of Kinniburgh. Ready for a project! This fixer upper offers ample living space with 9ft ceilings on the main floor, kitchen with center island and quartz counter tops, large living room w/gas fireplace, main floor laundry, large back deck and private yard. The 2nd floor offers a large primary bedroom and 4 piece ensuite, 2 additional bedrooms, a full bathroom, and a large bonus room with vaulted ceiling. The double attached garage has an extended drive way for additional parking. The community of Kinniburgh has many amenities within walking distance, such as a medical center, cafe, elementary school, parks, playgrounds, and pathways.