



**GRASSROOTS**  
REALTY GROUP

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198, 300 Marina Drive  
Chestermere, Alberta

MLS # A2252773



**\$267,700**

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	753 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

LOW CONDO FEES!! ASSIGNED PARKING RIGHT IN FRONT OF THE UNIT!! NEW FLOORING!! 2 BED 1 BATH!! This beautifully updated apartment in Chestermere Station offers incredible value and unbeatable convenience. Step inside to a cozy living area with soft carpet underfoot, leading to a bright, modern kitchen with a central island&mdash;perfect for cooking or entertaining. This unit features 2 spacious bedrooms, a 4PC bath, and in-unit laundry for total convenience. Whether you're a first-time buyer or investor&mdash;this one checks the boxes. Located just steps from all the amenities Chestermere has to offer: shopping, pubs, coffee shops, grocery stores, restaurants and more. Love the outdoors? Enjoy easy access to Chestermere Lake and the walking trails nearby. Don't miss this move-in-ready home in a fantastic location!