



GRASSROOTS
REALTY GROUP

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243039 Paradise Road
Chestermere, Alberta

MLS # A2277026



\$4,405,500

Division:	North Acreages		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,548 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	9.79 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LLR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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9.79 acres Chestermere on the highly in demand Paradise Road. Excellent opportunity for Developers and Investors. 1 minute away from Chestermere lake and the commercial sector. Fastest growing community in Alberta and the property is located right off TransCanada Highway on the sought after Paradise Road. The City of Chestermere has approved these lands for future development. The lands can be subdivided, high density Residential, Condos/Apartments and also approved for commercial district uses. Property Comes with an older Renovated bungalow home with current rental income. Brand new water system, pump, main water pipe, cistern tanks and upgraded septic system. New upgraded electrical and plumbing throughout the home. The entire bungalow is surrounded by trees. Mostly land value for the property. This is the Gold Standard of Opportunities to own approved developable lands in the heart of Chestermere.