



**4416, 6 Merganser Drive W
Chestermere, Alberta**

MLS # A2284830



\$299,900

Division: Chelsea_CH

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 628 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 297

LLD: -

Zoning: M-2

Utilities: -

Heating: Baseboard

Floors: Vinyl Plank

Roof: Membrane

Basement: None

Exterior: Composite Siding

Foundation: Other, Poured Concrete

Features: Kitchen Island

Inclusions: na

Step into comfort and convenience with this beautifully designed 2-bedroom, 1-bathroom, complete with 1 titled parking stall. Ideally located in the vibrant and growing community of Chelsea, this home offers the perfect balance of modern living and outdoor charm. Enjoy easy access to lush parks, scenic walking trails, and playgrounds, with Chestermere Lake just minutes away—ideal for boating, paddle boarding, and weekend picnics. You'll also appreciate the nearby shopping and dining options at Chestermere Station and Chestermere Crossing, making everyday errands a breeze. Whether you're looking for a peaceful place to call home or a smart investment in a sought-after neighbourhood, this Lockwood unit has it all. *Photo Gallery of Similar Unit*