



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 297
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Other, Poured Concrete	Utilities:	-
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\*