



**193, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2286522**



**\$279,500**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	731 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 199
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully maintained, LOW CONDO FEES 2-BED apartment. Just steps away from SHOPPING, RESTAURANTS, LIBRARY and of course LAKE, BEACH and all different PARKS and PATHWAYS. This condo is a CORNER UNIT that was practically designed to allow plenty of natural light to brighten the space. As you enter, you are welcomed into the spacious living area with huge windows allowing sunlight to brighten the space. The modern kitchen includes a central island and sleek cabinetry. The recent upgrade is a brand new STAINLESS STEEL FRIDGE bought last year. This unit offers 2 large bedrooms, each with good-sized windows & closets, a shared 4 pc bathroom with tub/shower combo and a separate laundry space with a stacked washer & dryer. Each unit is equipped with its OWN FURNACE AND HOT WATER TANK, allowing you to control energy usage and costs, avoiding high condo fees. With 1 assigned outdoor parking stall, walking paths through the complexes and situated in a wonderful family-oriented community, this home is a perfect combination! Book a showing today and see for yourself!