



**4104, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2304528**



**\$450,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** .

Opportunities like this don't come up often a true 3Bed, 2Bath corner unit in the growing community of Chelsea, Chestermere. This unit stands out immediately with large windows in every bedroom, flooding the entire home with natural light something rarely found in condo living. The open concept layout is both functional and stylish, all flowing together by a modern kitchen featuring quartz countertops, full-height cabinetry, stainless steel appliances, soft-close drawers, and an eat-up bar. The primary bedroom retreat offers a walk-through closet and private 4-piece ensuite, while the two additional bedrooms are generously sized perfect for families, roommates, or a work-from-home setup without compromise. Step outside to your oversized, south facing patio, ideal for entertaining or relaxing in the sun. Added value includes In-unit Laundry underground parking, extra storage, and access to premium amenities: fitness centre, owner's lounge, and secure bike storage. Location is unbeatable just minutes to East Hills Shopping Centre with major anchors like Costco, Walmart, and Cineplex. Plus, enjoy year round lifestyle living at Chestermere Lake with boating, skating, and more. Perfect investors choice, strong rental potential, functional layout, and a fast-growing community just a short drive to Calgary.