



**GRASSROOTS**  
REALTY GROUP

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**243039 Paradise Road**  
**Chestermere, Alberta**

**MLS # A2234532**



**\$4,405,500**

<b>Division:</b>	North Acreages		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	9.79 Acres		
<b>Lot Feat:</b>	Many Trees		

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

<b>Inclusions:</b>	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.