



GRASSROOTS
REALTY GROUP

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143, 300 MARINA Drive
Chestermere, Alberta

MLS # A2335712



\$254,900

Division:	Westmere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	758 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 199
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	-	Utilities:	-
Features:	No Animal Home, Quartz Counters		

Inclusions:	N/A
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Fantastic 2-bedroom corner unit condo located in the highly desirable Chestermere Station. Perfectly situated just steps from shopping, restaurants, and everyday amenities, and only minutes from beautiful Chestermere Lake, this home offers both convenience and lifestyle. Located on the second floor, this bright open concept unit features neutral paint tones, large windows, and a functional layout that allows plenty of natural light to flow through the space. The recently renovated kitchen includes quartz countertops, creating a modern and stylish space that opens seamlessly to the living and dining areas. Additional highlights include in-suite laundry, an assigned parking stall, and low condo fees under \$200 per month. Each unit has its own furnace and hot water tank, helping keep monthly costs efficient and manageable. Offering incredible value in the growing community of Chestermere, this is a fantastic opportunity for investors, first time buyers, or anyone looking for low maintenance living close to the lake and all amenities.