



GRASSROOTS
REALTY GROUP

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210, 300 Marina Drive
Chestermere, Alberta

MLS # A2336711



\$230,000

Division:	Westmere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	RM-3
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome to this updated 2-bedroom, 1-bathroom corner unit with LOW CONDO FEES, ideally located in one of Chestermere's most convenient and accessible areas, just steps from shopping, groceries, restaurants and everyday amenities. Located in the Chestermere Station complex, this ground-floor home features its own PRIVATE ENTRANCE, private patio and an assigned parking stall DIRECTLY IN FRONT of the unit. Step inside to find new LVP flooring throughout with NO CARPET, fresh paint and a functional open layout. The spacious living room is filled with natural light from a large window and offers plenty of room for both living and dining areas. The kitchen features ample cabinet and counter space, a large island and convenient bar seating. Both bedrooms offer large windows and flexible living options, whether you need two bedrooms or a dedicated home office. A 4-piece bathroom includes both a tub and shower, while the generously sized laundry room provides valuable additional storage space. Offering approximately 753 sq. ft. of single-level living, this is a great opportunity for first-time buyers, downsizers or anyone looking for bungalow-style convenience at an affordable price point. Walk just a few minutes to Safeway, shops, restaurants and services at Chestermere Station, with Chestermere Lake, pathways, parks and recreation nearby. An excellent combination of location, value and low-maintenance living. Some photos are virtually staged.