# \$505,000 - 324 Dawson Drive, Chestermere

MLS® #A2208335

## \$505,000

3 Bedroom, 3.00 Bathroom, 1,416 sqft Residential on 0.03 Acres

Dawson's Landing, Chestermere, Alberta

\*\*Charming Half Duplex in the Heart of Chesteremer - A Perfect Family Home or Investment Opportunity!\*\*

Welcome to this spacious 3-bedroom, 2.5-bathroom half duplex located in the desirable city of Chesteremer. With a prime location offering convenience and comfort, this home is perfect for growing families or savvy investors.

Right across the street, you'II find a beautiful playground and an artificial water bodyâ€"ideal for walking, biking, and outdoor recreation. Enjoy the peace and serenity of nature just steps away from your door!

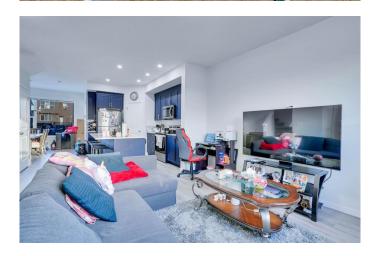
The home boasts a bright and open floor plan with stainless steel appliances in the kitchen, perfect for both cooking and entertaining. Relax on your private deck, or make use of the parking pad for added convenience.

The property is just minutes away from all your shopping and entertainment needs, including Costco, Walmart, Landmark Cinemas, and a wide variety of dining and retail options within a 5km radius. Excellent schools are nearby, making this a great place for families to settle down.

Whether you're looking for your dream home or an investment property with great potential, this home offers both. Don't miss out on







this incredible opportunity to live in one of Chesteremer's most sought-after locations!

Built in 2023

## **Essential Information**

MLS® # A2208335 Price \$505,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,416 Acres 0.03 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 324 Dawson Drive Subdivision Dawson's Landing

City Chestermere County Chestermere

Province Alberta
Postal Code T1X2A2

### **Amenities**

Amenities None Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home,

Walk-In Closet(s)

<sup>\*\*</sup>Contact us today to schedule a viewing!\*\*

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 52

Zoning R3

HOA Fees 200

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Central

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