

# \$667,500 - 150 Dawson Wharf Rise, Chestermere

MLS® #A2201677

**\$667,500**

3 Bedroom, 3.00 Bathroom, 1,922 sqft  
Residential on 0.09 Acres

Dawson's Landing, Chestermere, Alberta

Home is a front drive duplex on the corner. 3 bedrooms, 3 bathrooms 9â€™™ foundation and main floor ceiling height Side entrance â€™ great for potential future development. Spice kitchen Upgraded Samsung gas range Quality kitchen cabinets with taller upper cabinets Quartz countertops throughout Electric fireplace Luxury vinyl plank throughout main floor 11' x 10â€™™ rear deck â€™ great for summer BBQs Photos are representative.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2201677               |
| Price          | \$667,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,922                  |
| Acres          | 0.09                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 150 Dawson Wharf Rise |
| Subdivision | Dawson's Landing      |



## LYNNWOOD



|             |             |
|-------------|-------------|
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X1Z7      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Crown Molding, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Insert   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Corner Lot                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 1                |
| Zoning         | TBD              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

Listing Office

Bode Platform Inc.

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