

\$399,900 - 38, 248 Kinniburgh Boulevard, Chestermere

MLS® #A2197295

\$399,900

2 Bedroom, 3.00 Bathroom, 1,383 sqft
Residential on 0.00 Acres

Kinniburgh, Chestermere, Alberta

Welcome to this stunning 2-bedroom, 2.5-bathroom home in the highly desirable Kinniburgh community of Chestermere, AB! Perfectly located near Lake Chestermere, this home offers a modern open-concept layout, ideal for entertaining and everyday living. Recently freshly painted, the bright and inviting interior creates a warm and welcoming atmosphere. The main floor office is a fantastic bonus, offering flexibility as a third bedroom or a quiet workspace. With an attached garage, you™ have the convenience of parking and extra storage year-round. Nestled in an excellent neighbourhood, this home is just minutes from parks, schools, and shopping, making it the perfect place for families and professionals alike. Plus, enjoy the beauty of lakeside living with easy access to walking trails, outdoor activities, and everything Chestermere has to offer. Don™ miss out on this incredible opportunity™ schedule your showing today!

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | A2197295 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,383 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 38, 248 Kinniburgh Boulevard |
| Subdivision | Kinniburgh |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 0P4 |

Amenities

| | |
|----------------|--|
| Amenities | Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Attached, Additional Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Lot Description | Level |
| Roof | Asphalt Shingle |
| Construction | Brick |
| Foundation | None |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | February 26th, 2025 |
|-------------|---------------------|

Days on Market 40
Zoning R-1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.