

# \$535,000 - 324 Dawson Drive Se, Chestermere

MLS® #A2228651

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,416 sqft

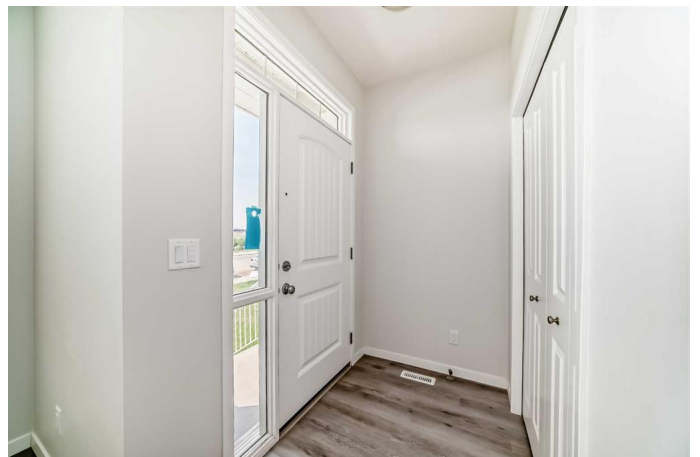
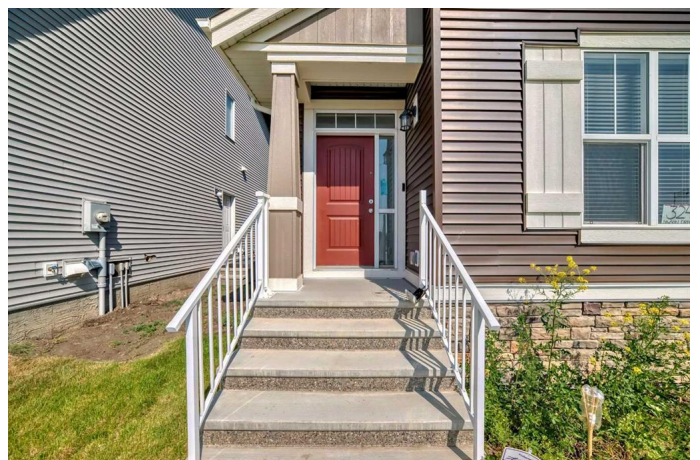
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

**\*\*Charming Half Duplex in the Heart of Chestermer - A Perfect Family Home or Investment Opportunity!\*\*** Welcome to this spacious 3-bedroom, 2.5-bathroom half duplex located in the desirable city of Chestermer. With a prime location offering convenience and comfort, this home is perfect for growing families or savvy investors. Right across the street, youâ€™ll 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. Donâ€™t miss out on this incredible opportunity to live in one of Chestermerâ€™s most sought-after locations! **\*\*Contact us today to schedule a viewing!\***

Built in 2023

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2228651               |
| Price          | \$535,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,416                  |
| Acres          | 0.08                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 324 Dawson Drive Se |
| Subdivision | Dawson's Landing    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 2A2             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | None, Unfinished                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line, Playground |
|-------------------|--------------------------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Few Trees, Front Yard, Lake |
| Roof            | Asphalt Shingle                        |
| Construction    | Concrete, Vinyl Siding                 |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 14             |
| Zoning         | R3             |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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