

40, 248 Kinniburgh Boulevard
Chestermere, Alberta

MLS # A2218239



\$399,888

Division:	Kinniburgh		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,415 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 164
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome home to this AMAZING townhouse in Kinniburgh. Great property for first time Buyer and/or Investor looking for a PERFECT investment in Lake Chestermere. LOW CONDO FEES! You can enter through the single attached garage side door and/or the main entrance that leads you to office/3rd bedroom with bright windows. The stairs will take you up to the main open concept 9 ft ceiling living area offers a kitchen with dark cabinets, stainless steel appliances and granite counter tops, living room, half bathroom and dining room that leads onto a private balcony. The upper offers 2 primary bedrooms with their own ensuite bathroom plus laundry upper. Great location in a family-oriented community of Kinniburgh. Minutes from the LAKE with year-round activities. Walking distance to schools, shops, parks, medical clinics and a few driving minutes to Retail Plaza, Chestermere City Library and Golf course. Don't miss out on this opportunity to own in Skylar Townhouses.