

**150, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2283258**



**\$258,800**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RM3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** N/A

**LOW CONDO FEES!! ASSIGNED PARKING RIGHT IN FRONT OF THE UNIT!! RECENTLY RENOVATED!! NEW PAINT & NEW FLOORING!! 2 BEDROOMS 1 BATHROOM!!** Welcome to this move-in-ready unit offering a smart, functional main-floor layout. The home opens into a bright living area that flows seamlessly into the dining space and kitchen—perfect for everyday living. The kitchen features a central island, providing extra prep space and seating. Down the hall, you’ll find two well-sized bedrooms, a 4-piece bathroom, and in-suite laundry for added convenience. Located in Chestermere Station, this home offers unbeatable access to amenities—shopping, grocery stores, restaurants, pubs, and coffee shops are all just steps away. Love the outdoors? Enjoy quick access to Chestermere Lake and nearby walking paths. An excellent opportunity for first-time buyers, downsizers, or investors—don’t miss this fantastic home in an amazing location!