

**235 Kinniburgh Road
Chestermere, Alberta**

MLS # A2217992



\$565,000

Division:	Kinniburgh North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,782 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	DC(R-2)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Affordable home in the distinguished Estates community of Kinniburgh. This property is currently undergoing renovations, offering ample living space, FRESHLY PAINTED THROUGHOUT, 9ft ceilings on the main floor, kitchen with center island and quartz counter tops, large living room w/gas fireplace, main floor laundry, large back deck and private yard. The 2nd floor has a large primary bedroom and 4 piece ensuite, 2 additional bedrooms, a full bathroom, large bonus room with vaulted ceiling and NEW CARPET. The double attached garage has an extended drive way for additional parking. The community of Kinniburgh has many amenities within walking distance, such as a medical center, cafe, elementary school, parks, playgrounds, and pathways.