

**3315, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2204698**



**\$349,500**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

This apartment faces a peaceful courtyard, providing a serene escape. Large windows throughout the unit flood the interior with tons of natural light, creating a bright and airy atmosphere that enhances the open-concept living and dining areas. The kitchen is equipped with stainless appliances, great sized island. The living area opens up to a private balcony where you can relax and enjoy the view of the lush courtyard, creating a perfect spot for morning coffee or evening relaxation. In addition to the stunning interior, this apartment includes one underground parking stall, offering both convenience and security for your vehicle. This apartment is the perfect place to call home.