

\$549,000 - 324 Dawson Drive, Chestermere

MLS® #A2208335

\$549,000

3 Bedroom, 3.00 Bathroom, 1,416 sqft
Residential on 0.03 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
Chestermere's most sought-after
locations!

****Contact us today to schedule a viewing!****

Built in 2023

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2208335 |
| Price | \$549,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,416 |
| Acres | 0.03 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 324 Dawson Drive |
| Subdivision | Dawson's Landing |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X2A2 |

Amenities

| | |
|----------------|-------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
|-------------------|--|

| | |
|--------------|--|
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 2 |
| Zoning | R3 |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

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

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