

# \$399,888 - 40, 248 Kinniburgh Boulevard, Chestermere

MLS® #A2218239

**\$399,888**

2 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.00 Acres

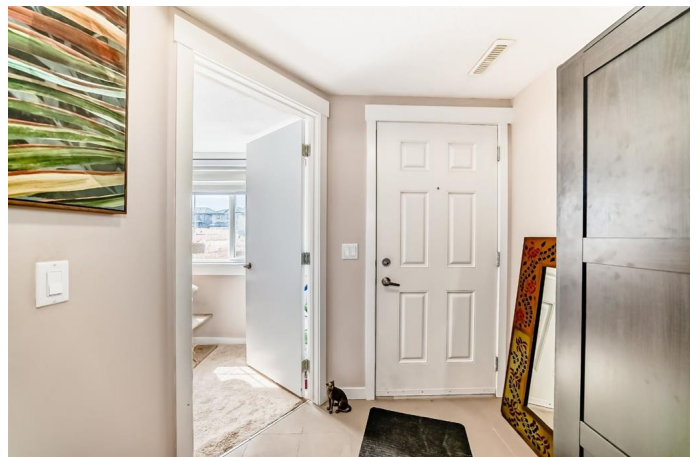
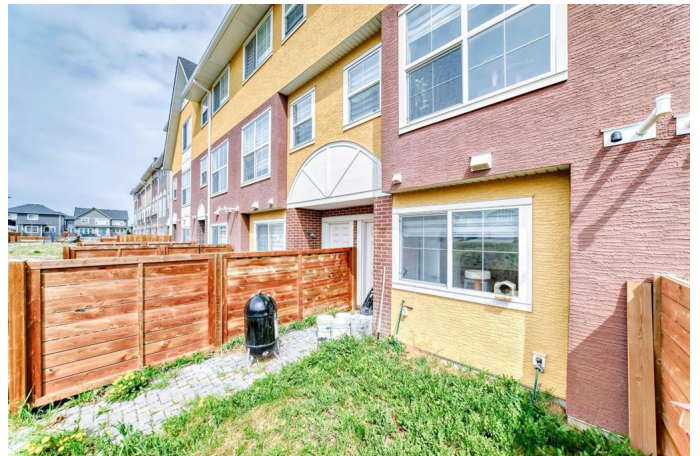
Kinniburgh, Chestermere, Alberta

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.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218239  |
| Price      | \$399,888 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,415         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 40, 248 Kinniburgh Boulevard |
| Subdivision | Kinniburgh                   |
| City        | Chestermere                  |
| County      | Chestermere                  |
| Province    | Alberta                      |
| Postal Code | T1X 0V7                      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Parking                       |
| Parking Spaces | 1                             |
| Parking        | Paved, Single Garage Attached |
| # of Garages   | 2                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Lot Description   | Level              |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R-1           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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