

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

MLS® #A2218239

**\$399,888**

2 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.00 Acres

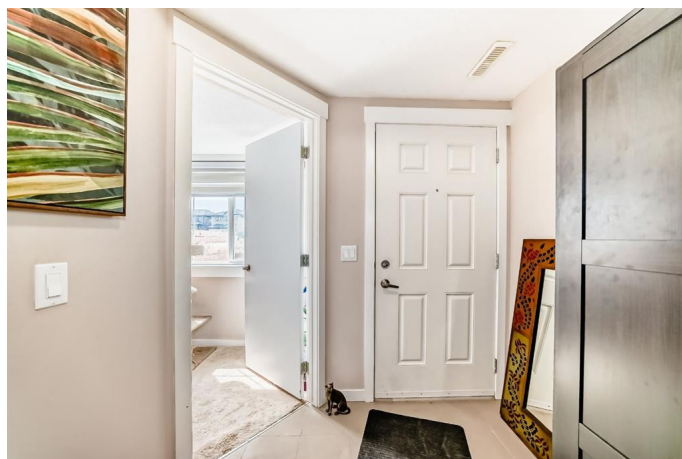
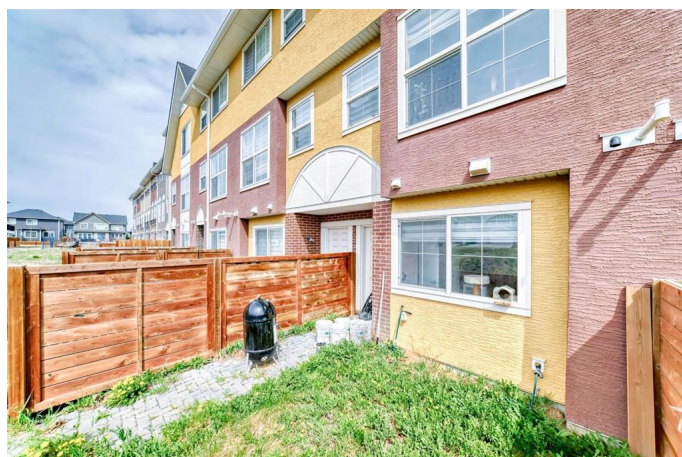
Kinniburgh, Chestermere, Alberta

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	4
Zoning	R-1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.