

# \$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 | 1               |
| Zoning         | R3              |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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