

# \$1,100,000 - 648 West Chestermere Drive, Chestermere

MLS® #A2210362

**\$1,100,000**

2 Bedroom, 2.00 Bathroom, 1,530 sqft

Residential on 0.41 Acres

NONE, Chestermere, Alberta

Hereâ€™s your shot at owning a rare 17,794 sqft lakefront treasure on Chestermere Lakeâ€”a sprawling 65x264ft canvas just waiting for your grand lakeside dreams to take shape! The existing 2-bedroom, 2-bath home has clearly lived its glory days and, due to uneven floors and various damage, whispers of â€œnew beginningsâ€”rather than restorationâ€”think of it as politely stepping aside for your architectural masterpiece. Out front, a sturdy 24x24ft double detached garage stands ready to play sidekick, offering storage or a staging spot while you plot your next move. The dock and boathouse, a bit weathered but brimming with character, are practically begging for a glow-upâ€”imagine the day youâ€™re sipping lemonade on the rebuilt dock, waving at passing boats like the lake royalty youâ€™ll become. Surrounded by posh estate properties, this oversized lot with south-of-east exposure is a blank slate for endless lake-life funâ€”envision lazy summer days with paddleboards skimming the water, kids cannonballing off the dock, and a custom home soaking in those postcard-worthy sunrises. Itâ€™s a prime opportunity for investors, builders, or homeowners with a vision to transform this colossal ~0.41 acre playground into the talk of Chestermere Lakeâ€”because who wouldnâ€™t want bragging rights to the coolest spot on the shore?

Built in 1976



## Essential Information

MLS® #	A2210362
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	0.41
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	648 West Chestermere Drive
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1B4

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	None
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Lot Description	Back Yard, Beach, Few Trees, Front Yard, Lake, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	51
Zoning	R-1L

### **Listing Details**

Listing Office	RE/MAX West Real Estate
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