

# \$565,000 - 235 Kinniburgh Road, Chestermere

MLS® #A2217992

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.06 Acres

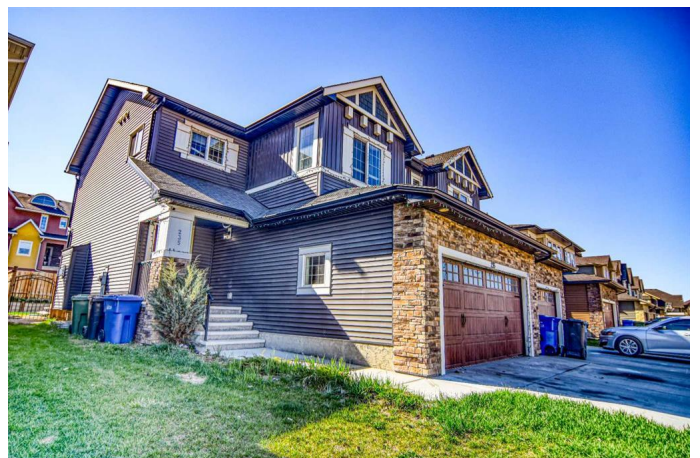
Kinniburgh, Chestermere, Alberta

Affordable home in the distinguished Estates community of Kinniburgh. This property is currently undergoing renovations, offering ample living space, FRESHLY PAINTED THROUGHOUT, 9ft ceilings on the main floor, kitchen with center island and quartz counter tops, large living room w/gas fireplace, main floor laundry, large back deck and private yard. The 2nd floor has a large primary bedroom and 4 piece ensuite, 2 additional bedrooms , a full bathroom, large bonus room with vaulted ceiling and NEW CARPET. The double attached garage has an extended drive way for additional parking. The community of Kinniburgh has many amenities within walking distance, such as a medical center, cafÃ©, elementary school, parks, playgrounds, and pathways.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217992  |
| Price          | \$565,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,782     |
| Acres          | 0.06      |
| Year Built     | 2018      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 235 Kinniburgh Road |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 0Y7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Range |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 86             |

Zoning

DC(R-2)

## **Listing Details**

Listing Office

Rimrock Residential Sales and Leasing Ltd.

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