# \$1,065,000 - 648 West Chestermere Drive, Chestermere

MLS® #A2210362

### \$1,065,000

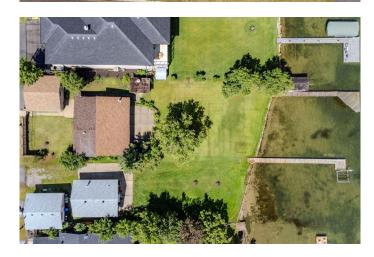
2 Bedroom, 2.00 Bathroom, 1,530 sqft Residential on 0.41 Acres

NONE, Chestermere, Alberta

Here'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 "new beginnings― 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 you're sipping lemonade on the rebuilt dock, waving at passing boats like the lake royalty you'II 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. It'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 wouldn't want bragging rights to the coolest spot on the shore?







#### **Essential Information**

MLS® # A2210362 Price \$1,065,000

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

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Beach, Few

Trees, Lake, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Pillar/Post/Pier

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 151 Zoning R-1L

## **Listing Details**

Listing Office RE/MAX West Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.