

# \$505,000 - 324 Dawson Drive, Chestermere

MLS® #A2208335

**\$505,000**

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	\$505,000
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	34
Zoning	R3
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

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

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.