

# \$535,000 - 324 Dawson Drive Se, Chestermere

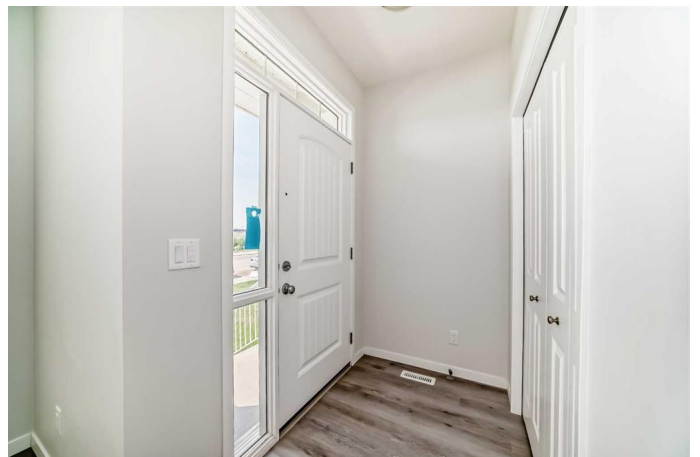
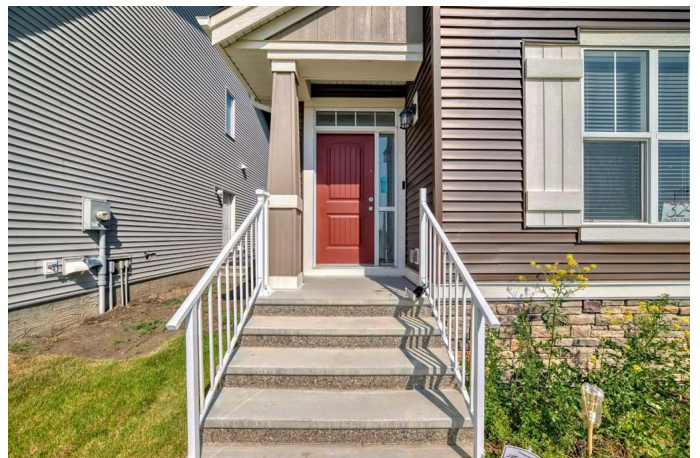
MLS® #A2228651

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,416 sqft  
Residential on 0.08 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 Chestermerâ€™s most sought-after locations! **\*\*Contact us today to schedule a viewing!\***



Built in 2023

## Essential Information

MLS® #	A2228651
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,416
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	324 Dawson Drive Se
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2A2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior Features	BBQ gas line, Playground
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Lot Description	Back Lane, Few Trees, Front Yard, Lake
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	21
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Central
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