

# \$574,900 - 1017 Dawson Dock Avenue, Chestermere

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MLS® #A2213836

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,611 sqft

Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to your future home in the heart of Dawson's Landing—one of Chestermere's most exciting and fast-growing communities!

This Brand-New Duplex has everything you need and more. As you walk in, you're greeted by a spacious foyer that opens up into a bright and airy living room—perfect for Relaxing or Entertaining. The Open-Concept layout flows right into the dining area and a stylish Kitchen with modern stainless steel appliances. There's also a handy 2-piece bathroom on the main floor, plus a mudroom that leads out to the Backyard.

Upstairs, the Primary Bedroom offers a peaceful retreat with its own 3-piece ensuite and Walk-In Closet. You'll also find Two more good-sized Bedrooms, another full bathroom, a cozy Bonus Room, and convenient upstairs Laundry—no more hauling baskets up and down the stairs!

The Basement has a Separate Side Entrance and is ready for your creative ideas. Whether you're thinking of developing or creating the ultimate rec space, the potential is all yours. The Parking pad will be poured by the Builder in Summer.

This is a great opportunity to get into a beautiful new home in a fantastic neighborhood. Situated in a prime location



close to schools, parks, and local amenities,  
this home is perfect for families or investors  
looking for a great opportunity. Come check it  
outâ€”you might justÂ fallÂ inÂ love!

Built in 2024

**Essential Information**

MLS® #	A2213836
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,611
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1017 Dawson Dock Avenue
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2X7

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	28
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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