

**3404, 6 merganser Drive W  
Chestermere, Alberta**

**MLS # A2204687**



**\$349,500**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	629 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this brand new 2-bedroom, 1-bath apartment that offers the ultimate in modern living.

This bright and airy unit combines contemporary style with practical features, making it the perfect place to call home. The open-concept living and dining areas provide the perfect space for entertaining or unwinding, with large windows that fill the rooms with natural light and a modern functional kitchen. Two generously sized bedrooms offer plenty of space for rest and relaxation, with large windows that allow natural light to flood in, creating a warm and inviting atmosphere. A well-appointed bathroom offers contemporary finishes and fixtures that add to the overall aesthetic of the apartment. Enjoy the convenience of in-suite laundry. This apartment comes with one secure underground parking stall, offering both convenience and peace of mind. Located in a vibrant community with easy access to local shops and restaurants this apartment is an ideal choice for those seeking a blend of comfort, style, and practicality.

Don't miss out on this opportunity to own a brand new apartment with all the amenities you need. Schedule a showing today!