

# \$374,900 - 3314, 6 Merganser Drive W, Chestermere

MLS® #A2253597

## \$374,900

2 Bedroom, 2.00 Bathroom, 694 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Step into comfort and convenience with this beautifully designed 2-bedroom, 2-bathroom unit, complete with 1 titled parking stall. Ideally located in the vibrant and growing community of Chelsea, this home offers the perfect balance of modern living and outdoor charm. Enjoy easy access to lush parks, scenic walking trails, and playgrounds, with Chestermere Lake just minutes away—ideal for boating, paddle boarding, and weekend picnics. You'll also appreciate the nearby shopping and dining options at Chestermere Station and Chestermere Crossing, making everyday errands a breeze. Whether you're looking for a peaceful place to call home or a smart investment in a sought-after neighbourhood, this Lockwood unit has it all.

\*Photo Gallery of Similar Unit\*

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253597    |
| Price          | \$374,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 694         |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3314, 6 Merganser Drive W |
| Subdivision | Chelsea_CH                |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X2Y2                    |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Bicycle Storage, Fitness Center |
| Parking Spaces | 1                               |
| Parking        | Stall, Underground              |
| # of Garages   | 1                               |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                     |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |
| Basement          | None                                                                                |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden, Playground     |
| Roof              | Membrane               |
| Construction      | Composite Siding       |
| Foundation        | Other, Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 73                  |
| Zoning         | M-2                 |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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