

# \$285,000 - 1116, 6 Merganser Drive W, Chestermere

MLS® #A2261125

**\$285,000**

2 Bedroom, 1.00 Bathroom, 627 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

PRIVATE ENTRY ON GROUND LEVEL. BRAND NEW! Step into modern living with this charming 2-bedroom, 1-bathroom first-floor condo in Chestermere. At 627 sq. ft., this thoughtfully designed unit offers a bright, open-concept layout, perfect for relaxed living and entertaining. Enjoy a contemporary kitchen featuring sleek stainless steel appliances, full-height cabinetry, soft-close drawers, quartz countertops, and an eat-up bar. The primary bedroom includes a spacious walk-through closet leading to a classy 4-piece bathroom, while the second bedroom provides flexible space for guests or a home office. This unit includes a private ground floor balcony for morning coffee or evening relaxation. Residents can also take advantage of building amenities like a gym, common lounge for parties, a bike room, and a pet spa. Located just minutes from Chestermere Lake, you'll have easy access to scenic pathways, parks, shopping, and all the amenities this growing community has to offer. This stunning home is ready for you, whether you're a first-time buyer, an investor, or looking to downsize in style.

Built in 2025

## Essential Information

MLS® # A2261125

Price \$285,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 627               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1116, 6 Merganser Drive W |
| Subdivision | Chelsea_CH                |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X 2Y2                   |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Playground, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                  |
| Parking        | Underground                                                                                        |
| # of Garages   | 1                                                                                                  |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                              |
| Cooling           | None                                                                                   |
| # of Stories      | 4                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Composite Siding      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 6                    |
| Zoning         | R4                   |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Elevate Property Management |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.