

# \$350,000 - 133 Indigo Lane, Chestermere

MLS® #A1216756

## \$350,000

2 Bedroom, 2.5 Bathroom, 1,383 sqft  
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to the highly desirable community of Rainbow Falls! This 2 bed, 2.5 bath END UNIT townhouse with an OVERSIZED double attached garage boasts nearly 1450 square feet of liveable space! With the growth Chestermere is seeing by adding the communities of Waterford, Belvedere, Chelsea and Dawson's Landing this unit is truly perfect for a savvy investor to start or add to their portfolio. 2 minute walk to the shopping plaza (bars, restaurants, barbershop, tattoo shop, gas station, etc), 4 minute walk to Rainbow Creek Elementary, 3 minute walk to Our Lady of Wisdom School and 2 minute drive to No Frills. The main floor is complete with an open floor plan that floods with natural light from the windows. Large kitchen with island includes stainless steel appliances and upgraded Wolf GAS STOVE, then opens to a full-sized dining and living area with a beautiful gas fireplace. The main floor also includes a 2 pc bath, walk-in pantry, massive deck and stunning greenspace area. On the upper floor you'll find a large king sized primary bedroom with 4 pc ensuite + walk-in closet, a full-sized second bedroom, 4 pc bath, laundry and den area with a view of the mountains. In the lower level you'll enjoy the OVERSIZED double attached garage with tons of storage space. This is an amazing opportunity to pick up a turn key investment property in one of the fastest growing cities in Alberta. Don't miss out, book your showing Today!



Built in 2008

## Essential Information

MLS® #	A1216756
Price	\$350,000
Bedrooms	2
Bathrooms	2.5
Full Baths	2
Half Baths	1
Square Footage	1,383
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active
Condo Fee	374

Condo Fee Includes Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal

## Community Information

Address	133 Indigo Lane
Subdivision	Rainbow Falls
City	Chestermere
Province	Alberta
Postal Code	T1X 0E5

## Amenities

Amenities	Visitor Parking, Park, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Goods Included	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement Development	None
Basement Type	None
Flooring	Carpet, Hardwood, Linoleum

## Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete
Front Exposure	E
Site Influence	Back Yard, Corner Lot

## Additional Information

Zoning	R-3
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## Room Dimensions

Dining Room	9`6 x 9`0
Kitchen	11`0 x 8`6
Living Room	15`0 x 11`6
Master Bedroom	15`8 x 13`4
Bedroom 2	12`0 x 9`8

## Listing Details

Listing Office	EXP REALTY
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