# \$4,405,500 - 243039 Paradise Road, Chestermere

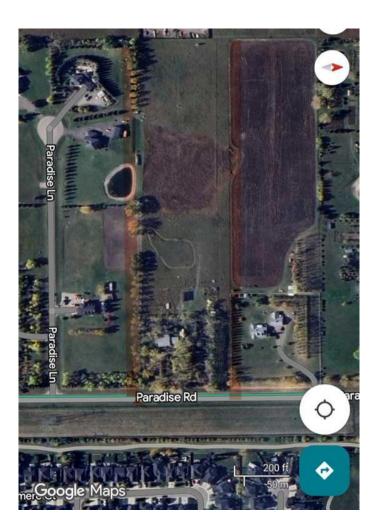
MLS® #A2234532

#### \$4,405,500

4 Bedroom, 2.00 Bathroom, 1,548 sqft Residential on 9.79 Acres

North Acreages, Chestermere, Alberta

9.79 acres Chestermere on the highly in demand Paradise Road. Excellent opportunity for Developers and Investors. 1 minute away from Chestermere lake and the commercial sector. Fastest growing community in Alberta and the property is located right off TransCanada Highway on the sought after Paradise Road. The City of Chestermere has approved these lands for future development. The lands can be subdivided, high density Residential, Condos/Apartments and also approved for commercial district uses. Property Comes with an older Renovated bungalow home with current rental income. Brand new water system, pump, main water pipe, cistern tanks and upgraded septic system. New upgraded electrical and plumbing throughout the home. The entire bungalow is surrounded by trees. Mostly land value for the property. This is the Gold Standard of Opportunities to own approved developable lands in the heart of Chestermere.



Built in 1983

#### **Essential Information**

MLS® #	A2234532
Price	\$4,405,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1

Square Footage	1,548	
Acres	9.79	arc ori
Year Built	1983	
Туре	Residential	
Sub-Type	Detached	
Style	Bungalow, Acreage with Res	s
Status	Active	he

### **Community Information**

243039 Paradise Road
North Acreages
Chestermere
Chestermere
Alberta
T1X 0M9

# Amenities

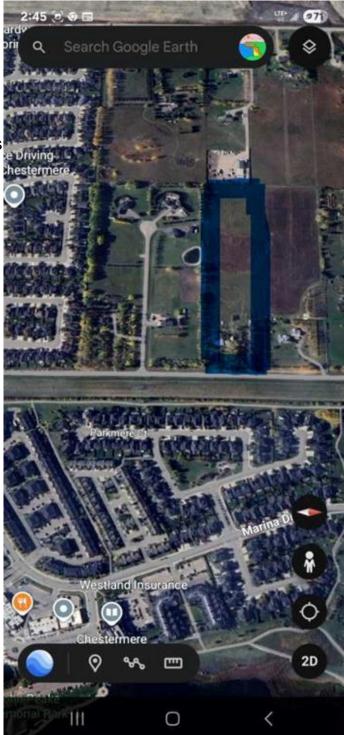
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	2

## Interior

Interior Features Laminate Counters Appliances Refrigerator, Stove(s) Heating Forced Air, Natural Gas Cooling **Central Air** Fireplace Yes # of Fireplaces 2 Wood Burning Fireplaces Has Basement Yes Finished, Full **Basement** 

## Exterior

Exterior Features	Courtyard, Garden, Private Yard, Storage, Barbecue, Fire Pit, RV Hookup
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

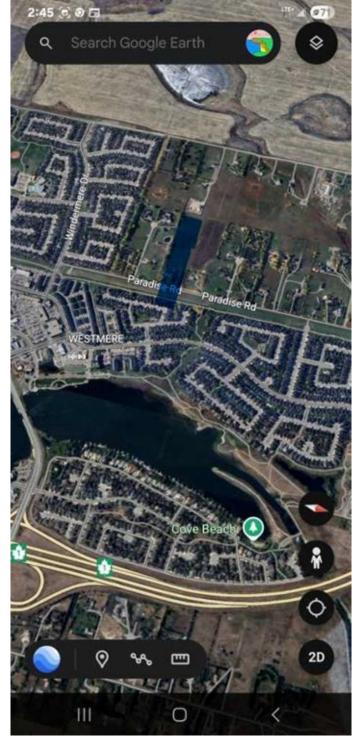


#### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	61
Zoning	LLR

#### **Listing Details**

ComFree



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