

# \$619,000 - 434 South Shore Drive, Chestermere

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MLS® #A2235919

**\$619,000**

3 Bedroom, 3.00 Bathroom, 1,668 sqft

Residential on 0.07 Acres

South Shores, Chestermere, Alberta

Welcome to your dream home in the heart of Chestermere! The York is a beautifully designed 1,669 sq ft Craftsman-style duplex which offers the perfect blend of elegance, comfort, and location – just a short stroll from the lake. Backing onto a scenic walking path that leads directly to a large playground and the sparkling waters of Lake Chestermere, this home offers an ideal setting for families and outdoor enthusiasts alike. Inside, the open-concept main floor is thoughtfully laid out for entertaining, featuring a spacious living area and a stylish kitchen with a large pantry – a chef’s dream! Gorgeous detailing throughout, including classic spindle and railing accents, adds warmth and charm to every space. Upstairs, retreat to the luxurious primary suite complete with an upgraded en-suite, showcasing tiled shower walls and a recessed niche – the perfect place to unwind after a long day. Two additional generously sized bedrooms provide space and comfort for the whole family. Enjoy the convenience of upper-floor laundry with side-by-side washer and dryer included – no more hauling baskets up and down the stairs! A separate side entrance to the basement opens up exciting possibilities for future development. Don’t miss out on this exceptional opportunity to live in a family-friendly, lake-adjacent community – book your showing today!

Built in 2025



## Essential Information

MLS® #	A2235919
Price	\$619,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,668
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	434 South Shore Drive
Subdivision	South Shores
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y5

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Interior Lot

Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	59
Zoning	R-3

### Listing Details

Listing Office	KIC Realty
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