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

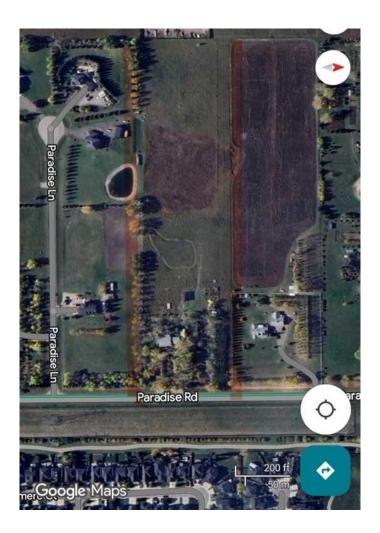
MLS® #A2234532

#### \$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

Bathrooms

#### **Essential Information**

MLS® # A2234532
Price \$4,405,500
Bedrooms 4

2.00

Full Baths 1
Half Baths 1

Square Footage 1,548 Acres 9.79

Year Built 1983

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Res

Status Active

### **Community Information**

Address 243039 Paradise Road

Subdivision North Acreages
City Chestermere
County Chestermere

Province Alberta
Postal Code 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

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Courtyard, Garden, Private Yard, Storage, Barbecue, Fire Pit, RV

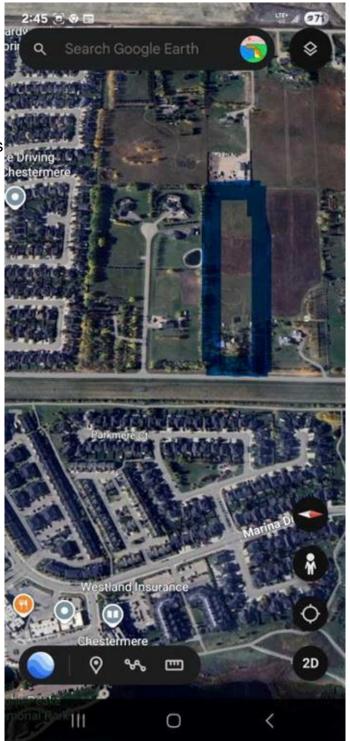
Hookup

Lot Description Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete



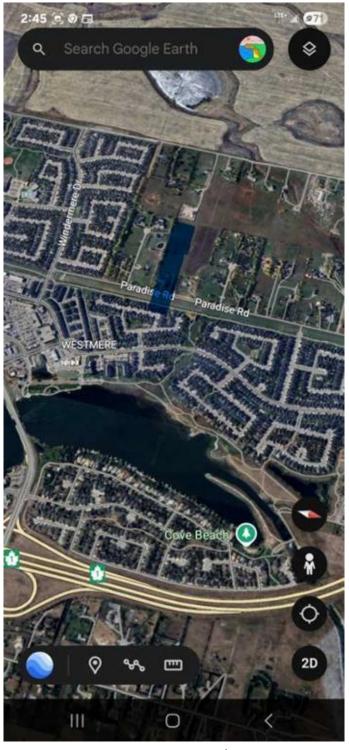
#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 112 Zoning LLR

## **Listing Details**

Listing Office ComFree



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