

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

---

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	65
Zoning	R-3

### Listing Details

Listing Office	KIC Realty
----------------	------------



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.