

# \$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

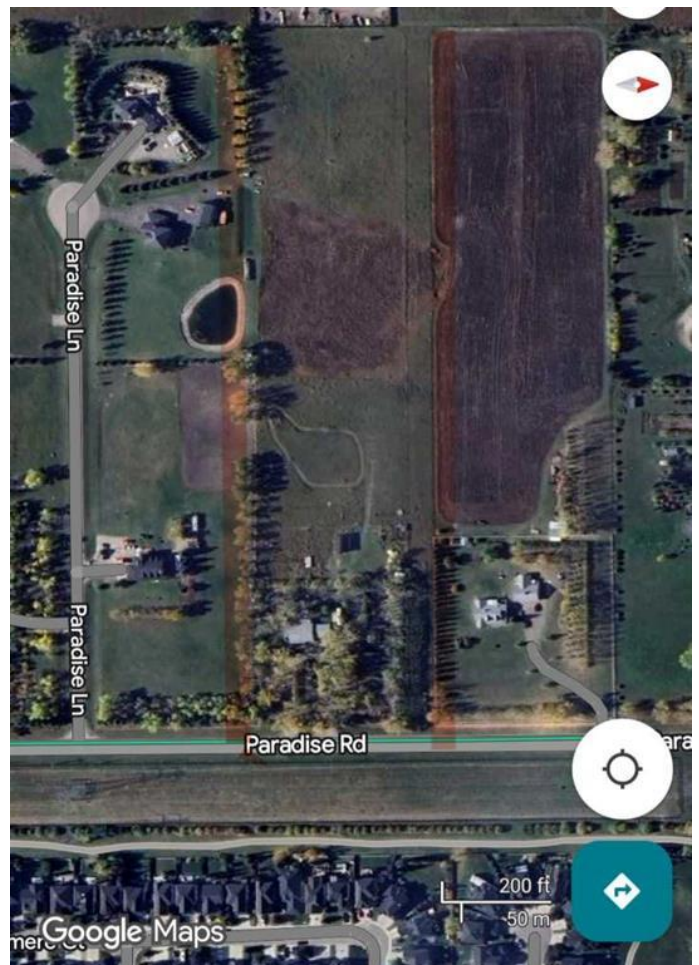
North Acreages, Chestermere, Alberta

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                       |
| 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                                                         |



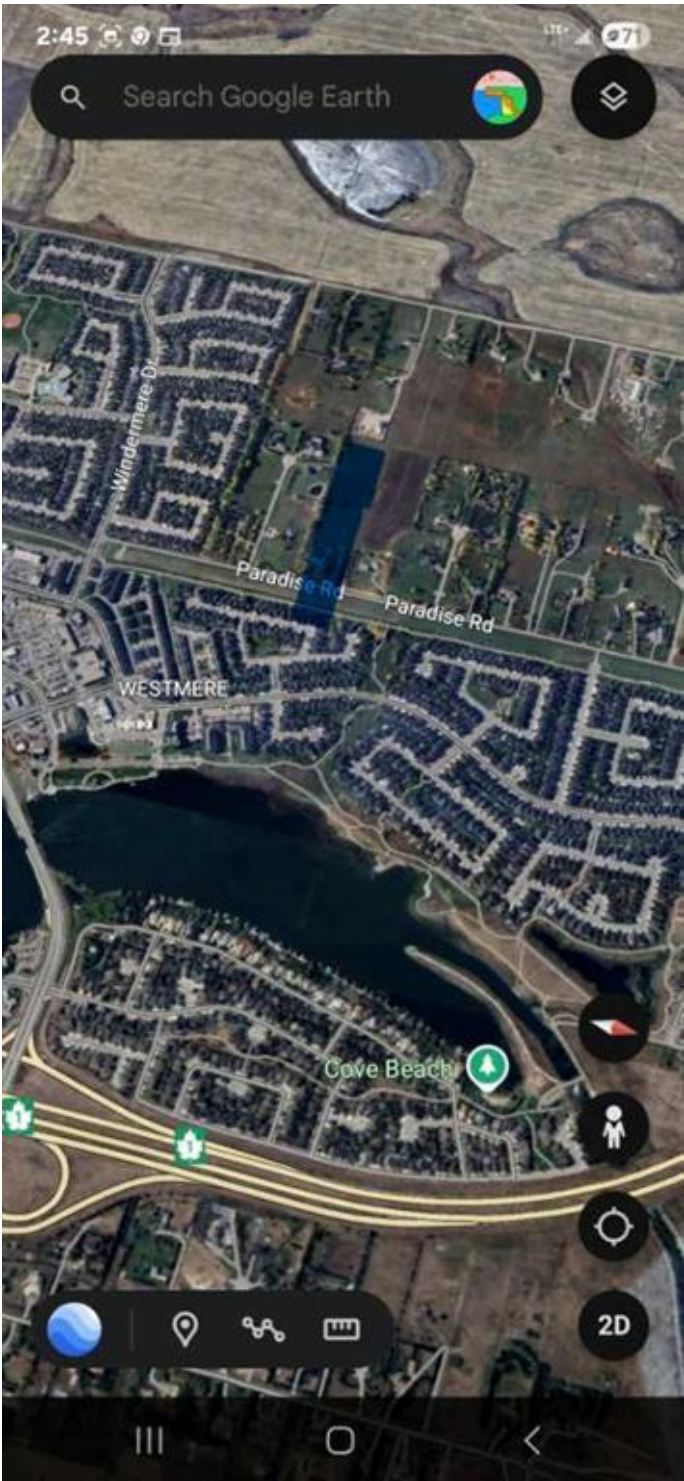


Additional Information

Date Listed            June 26th, 2025  
Days on Market        120  
Zoning                    LLR

Listing Details

Listing Office           ComFree



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