

# \$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

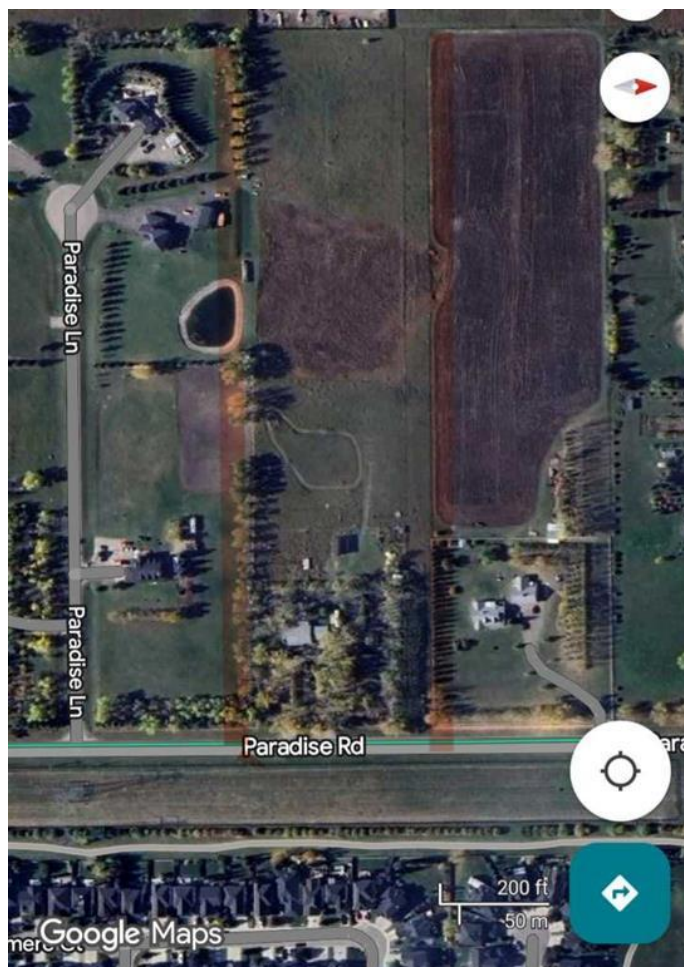
North Acreages, Chestermere, Alberta

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



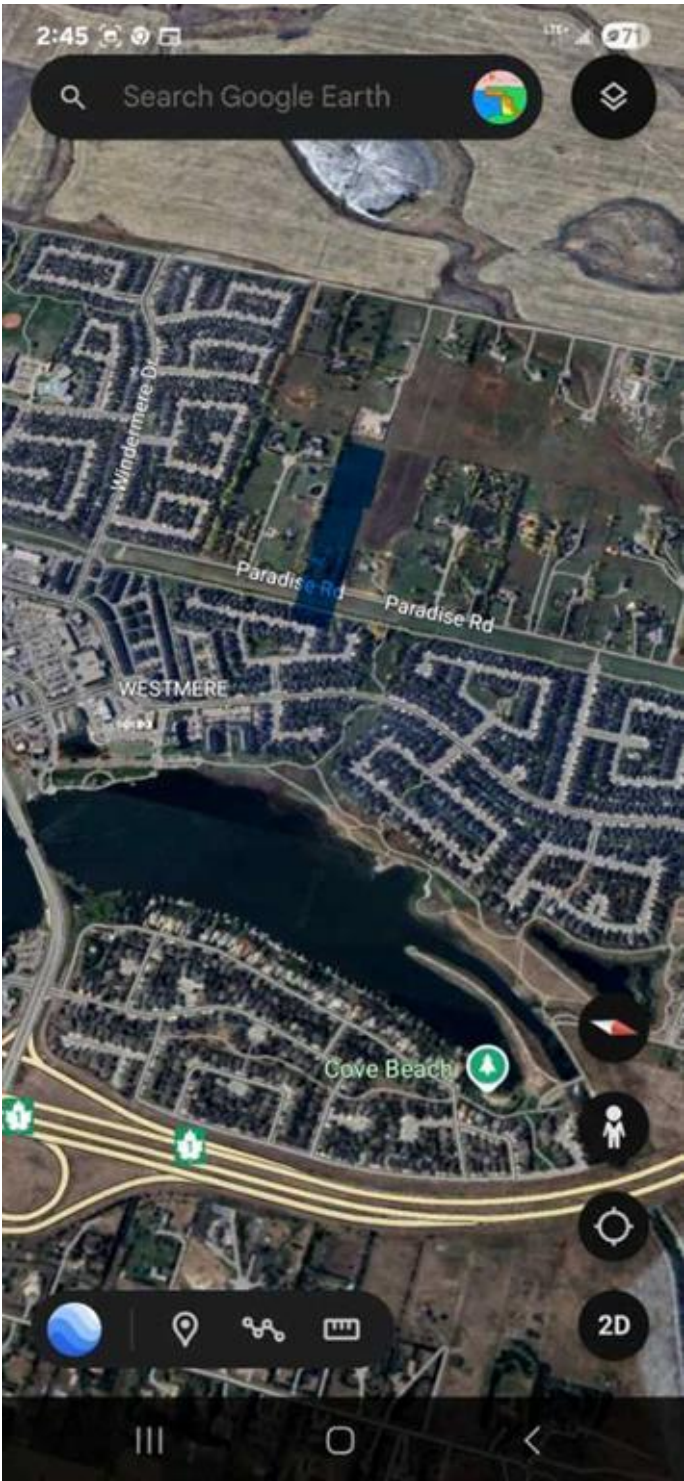


**Additional Information**

Date Listed            June 26th, 2025  
Days on Market        75  
Zoning                    LLR

**Listing Details**

Listing Office           ComFree



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