

# \$629,900 - 243 Kinniburgh Road, Chestermere

MLS® #A2262693

**\$629,900**

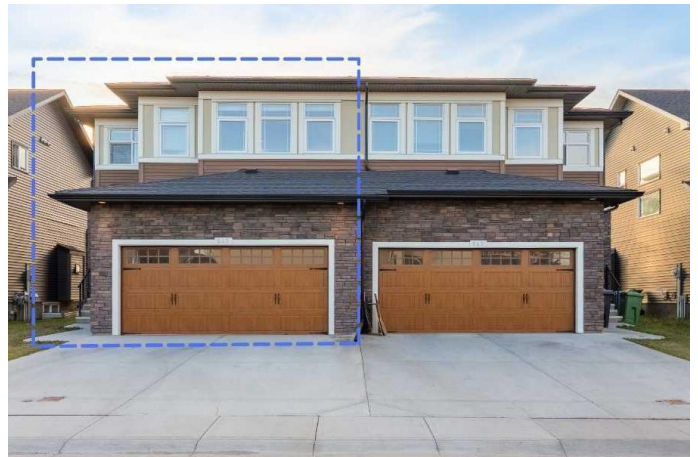
3 Bedroom, 3.00 Bathroom, 1,924 sqft  
Residential on 0.09 Acres

Kinniburgh, Chestermere, Alberta

**PRICE REDUCED!!!! OPEN HOUSE SATURDAY & SUNDAY FROM 11-1PM**  
...Welcome to 243 Kinniburgh Road in the family-friendly community of Kinniburgh, Chestermere! This beautiful 3-bedroom, 2.5-bathroom home offers 1,924 sq. ft. of bright and open living space, perfect for modern family life. The main floor features a spacious open-concept layout with large windows that fill the home with natural light. The kitchen boasts stainless steel appliances, quartz countertops, a large island, and plenty of cabinet space—ideal for cooking and entertaining. The adjoining living room is warm and inviting, centered around a cozy fireplace. A dining area opens onto the west-facing back deck, perfect for relaxing and enjoying evening sunsets. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. Convenient upstairs laundry makes daily chores a breeze. The unspoiled basement offers endless possibilities for future development. This vacant home is move-in ready and located close to schools, parks, walking paths, and all of Chestermere's great amenities. Don't miss the opportunity to make this bright and stylish home yours!

Built in 2018

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2262693               |
| Price          | \$629,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,924                  |
| Acres          | 0.09                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 243 Kinniburgh Road |
| Subdivision | Kinniburgh          |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X0Y7              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                         |
| Construction      | See Remarks, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 27                |
| Zoning         | DC (r2)           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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