

**78 Athabasca Crescent  
Crossfield, Alberta**

**MLS # A2231443**



**\$564,900**

|                  |                                                                                 |               |                   |
|------------------|---------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                               |               |                   |
| <b>Style:</b>    | Bungalow                                                                        |               |                   |
| <b>Size:</b>     | 1,432 sq.ft.                                                                    | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3                                                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Driveway, Front Drive, Heated Garage      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Lawn |               |                   |

|                    |                                                                                          |                   |      |
|--------------------|------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                       | <b>Zoning:</b>    | R-1A |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Sump Pump(s), Vinyl Windows |                   |      |

**Inclusions:** n/a

Very welcoming front porch here, with maintenance free decking. Inside is very cozy, with large living room at the front, plus an eye catching brick fireplace. Dining room is a great space for entertaining, with opening windows. Kitchen is a chefs dream with tons of counter space, an abundance of cupboards, and gleaming new stainless steel appliances. Nook is cozy for your morning breakfast. Great outdoor space, with maintenance free decking, railing & fence. Sidewalk in the back has been just been poured. Grass is just seeded and doing good! Room to park your RV in this back yard. Convenient main floor Laundry, with cabinetry & laundry machines raised for easy access. Main floor bathroom has been recently renovated. Primary bedroom has a good sized window, plus ensuite w/brand new stand up shower. This double attached garage is heated, drywalled & insulated, with convenient man door to the yard. Hot water tank is less than one year old. Kitchen appl, excl stove, are new. New laminate flooring on the main&hellip; So many new upgrades here! Furnace has been serviced yearly. Location is ideal, walking distance to Crossfield elementary school and the high school. Walk to the arena and community hall. Walking distance to skate park, Ball diamonds and McCaskill Park.