

**1318 Whitfield Avenue**  
**Crossfield, Alberta**

**MLS # A2257703**



**\$459,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,186 sq.ft.                                              | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 5                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Irregular Lot, Landscaped           |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Linoleum, Vinyl Plank    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-1A |
| <b>Foundation:</b> | Wood                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home          |                   |      |

**Inclusions:** Garage Door Opener & 1 Control

Welcome to this spacious and well-maintained bungalow located in the heart of Crossfield, close to schools, shopping, transportation, and recreational facilities. This home features a total of five bedrooms and three full bathrooms, offering plenty of space for a growing family. The main floor includes a generous living room, dining area, and a bright eat-in kitchen with a large window overlooking the sunny south-facing deck and backyard. The primary bedroom includes a private three-piece ensuite and convenient laundry chute, while two additional bedrooms and a four-piece main bathroom complete the main level. The partially finished basement, with roughed in plumbing for a wet bar, offers two more large bedrooms, (not egress windows), a recreation room with a charming stone-faced fireplace, a four-piece bathroom, and a laundry area, ready for your finishing touches. Outside, enjoy the exterior with a heated double attached garage, spacious deck, rear alley access, and a fully fenced backyard. Newer appliances, furnace replaced & new A/C installed in 2020 along with a new Hot Water Tank this year. This is a wonderful opportunity to own a beautiful home in a friendly and welcoming community&mdash;book your private viewing today!