

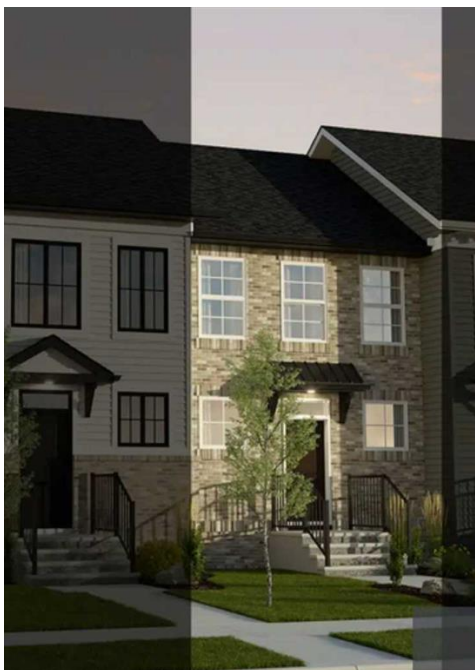


THE
A-TEAM

**RE/MAX
FIRST**

129 ELLEN Close, Crossfield T0M0S0

MLS@#: **A2155309** Area: **NONE** Listing Date: **08/26/24** List Price: **\$409,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Crossfield**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **865**
 Low Sqft:
 Ttl Sqft: **865**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|--------------|-------------------|-------|---------------|
| Kitchen | Main | 11`0" x 9`6" | Dining Room | Main | 8`0" x 8`0" |
| 2pc Bathroom | Main | 5`1" x 4`11" | Mud Room | Main | 3`1" x 6`0" |
| Living Room | Main | 9`6" x 11`0" | Bedroom - Primary | Upper | 11`1" x 11`3" |
| Bedroom | Upper | 11`0" x 9`8" | 5pc Bathroom | Upper | 10`0" x 6`0" |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310323**

Zoning: **R-3**

Remarks

Pub Rmks: **This brand new spacious 2-bedroom townhome built by award-winning McKee Homes is perfect for those looking to move up in style and comfort. Tucked away in a desirable neighborhood, this interior unit provides a cozy retreat with a touch of sophistication. Big windows that fill your living area with refreshing natural light, creating an inviting atmosphere for you and your family. The unique exterior of this home boasts charming details that add character and great curb appeal. Inside, the modern kitchen showcases sleek stainless steel appliances, giving you a contemporary feel while you whip up your favorite meals. Luxury vinyl plank floor offers an attractive and functional main floor, combining durability with a touch of elegance. The rear detached double car garage provides ample storage space and keeps your vehicle protected from the outside elements. And, last but not least, there are no condo fees....allowing you to embrace the freedom and flexibility that come with owning your own home. Don't miss the chance to elevate your lifestyle with this exceptional townhome. This is a home you'll fall in love with and treasure!**

Inclusions: **front sod, rear sod**
 Property Listed By: **Manor Real Estate Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123