



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1102 MAPLE Avenue, Crossfield T0M 0S0**

MLS®#: **A2171949**      Area: **NONE**      Listing **10/14/24**      List Price: **\$425,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Crossfield**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar: **6,526 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **947**  
 Low Sqft:  
 Ttl Sqft: **947**

DOM

**14**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Wood**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 14`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 10`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 13`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 6`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>22`9" x 15`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`1" x 14`0"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>9`3" x 10`1"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8310374**

Zoning:  
**R-1A**

Remarks

Pub Rmks:

**Welcome to a home where memories have been cherished for 35 years, and the possibilities for creating new ones are endless. Imagine your children learning to ride their bikes in the spacious yard, family gatherings filling the air with laughter, and special milestones celebrated within these walls. This home has been the backdrop for countless birthday parties, first steps, and heartwarming moments. Nestled on a generous 6,500 sqft lot, the outdoor space is perfect for kids to play, pets to roam, or for gardening to flourish. The oversized single detached garage, with ample storage on the upper level, offers endless possibilities for hobbies or projects. Inside, the open floor plan effortlessly connects the recently renovated kitchen (2019), living, and dining rooms, creating a perfect flow for both daily living and entertaining. Step outside from the dining area onto a massive deck that overlooks a stunning backyard, ready for BBQs, quiet mornings with coffee, or evening stargazing. With two large bedrooms and a 4-piece bath on the main level, plus an additional expansive bedroom, recreation room, and a 4-piece ensuite in the finished basement, this home has space for everyone. Located near parks and amenities, it offers both convenience and a quiet retreat. This home is ready for the next family to write their story here—could it be yours?**

Inclusions:  
Property Listed By:

**Blinds are included (horizontal & vertical)  
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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







