



THE
A-TEAM

**RE/MAX
FIRST**

1202 MURDOCH Street, Crossfield T0M0S0

MLS® #: **A2173994** Area: **NONE** Listing Date: **10/19/24** List Price: **\$549,000**
 Status: **Active** County: **Rocky View County** Change: **-\$21k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Crossfield**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **7,906 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,777**
 Low Sqft:
 Ttl Sqft: **1,777**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 16`4"	Kitchen	Main	11`7" x 9`7"
Living Room	Main	11`7" x 16`11"	2pc Bathroom	Main	
4pc Bathroom	Second		Bedroom - Primary	Second	14`9" x 14`0"
Bedroom	Second	13`6" x 10`3"	Bedroom	Second	13`6" x 8`5"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7811002

R-1C

Remarks

Pub Rmks: **Welcome to this property in the desirable neighborhood of Murdoch Park in Crossfield. The spacious, 3-bedroom, 1 ½ storey home is almost 1800 sq ft, is situated on a large 68' x 115 ' lot and is conveniently located to schools, parks, and amenities. Pull up to the attached, double-car garage and notice the lovely, treed yard and walkway leading to the front door. Inside, you will find a good-sized living room with a brick archway leading to the open-concept kitchen, dining, and family room with brick fireplace. The oversized eating area opens to a large deck making it perfect for entertaining. Just off the family room, a half bath, laundry area and entrance to the garage, complete the main floor. Upstairs, you will find the family's private retreat. The primary bedroom features a walk-in closet and a full ensuite. There are two additional, good-sized bedrooms and another full bathroom. The lower level is partially finished with a rec room and flex rooms. These and the bathroom require further finishing. The sunny west backyard is fully fenced, has mature trees and bushes, a garden area and shed plus tons of potential to create the yard of your dreams. A greenspace and walking path provide some space between your backyard and the neighboring community. This property/home needs some work but is a great opportunity for someone wanting to make it their own. Crossfield is a growing community with easy access to Airdrie and Calgary. Schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX ACA Realty**

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











