



THE
A-TEAM

**RE/MAX
FIRST**

1153 IRON RIDGE Avenue, Crossfield T0M 0S0

MLS®#: **A2180721**

Area: **NONE**

Listing Date: **11/22/24**

List Price: **\$525,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Crossfield**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,444 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,316**
Low Sqft:
Ttl Sqft: **1,316**

DOM

61
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island, Pantry, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`0" x 13`8"	Nook	Main	10`0" x 8`6"
Entrance	Main	7`9" x 5`2"	Laundry	Main	5`1" x 6`8"
Bedroom - Primary	Upper	12`10" x 13`8"	Bedroom	Upper	9`6" x 11`4"
Bedroom	Upper	8`10" x 11`10"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"

22'

PINE

MAIN 660 ft² | UPPER 656 ft² | TOTAL 1316 ft²

