

## 1102 WHITFIELD Avenue, Crossfield TOM 0S0

NONE 12/04/24 List Price: **\$489,900** MLS®#: A2182056 Area: Listing

Status: Active County: **Rocky View County** Change: -\$10k, 02-Jan Association: Fort McMurray

Date:

**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 1982 Lot Information

Lot Sz Ar: Lot Shape: Residential

Crossfield Finished Floor Area Abv Saft:

> Low Sqft: Ttl Sqft:

6,390 sqft 1,594

> <u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

36

6 Garage Sz: 2

5 (3 2 )

3.5 (3 1)

**Bi-Level** 

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, See Remarks Park Feat:

Concrete Driveway, Double Garage Attached, Gravel Driveway, Insulated, Oversized

1,594

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: **Boiler, Natural Gas** Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: **Private Yard** Carpet, Ceramic Tile, Laminate, Linoleum

Water Source: Fnd/Bsmt: Wood

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Electric Water Heater, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked

Int Feat: High Ceilings, Separate Entrance, Vinyl Windows

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`10" x 5`9"	4pc Bathroom	Basement	8`4" x 5`1"
2pc Bathroom	Basement	6`9" x 6`7"	Bedroom - Primary	Main	13`9" x 12`3"
3pc Bathroom	Main	6`9" x 6`7"	Bedroom	Main	8`7" x 10`10"
Dining Room	Main	10`0" x 10`0"	Living Room	Main	12`1" x 24`11"
Bedroom	Basement	10`7" x 12`2"	Kitchen	Suite	7`0" x 8`6"
Bedroom	Suite	17`0" x 10`2"	Bedroom	Main	9`9" x 11`0"
Laundry	Main	6`0" x 9`9"	Kitchen	Main	12`9" x 14`7"

Den Main 11`8" x 10`3" Great Room Basement 20`9" x 20`9" Living/Dining Room Combination Suite 16`11" x 13`9" Den Suite 11`0" x 7`0" Legal/Tax/Financial

Title: Zoning: Fee Simple R-1A

Legal Desc: **8310374** 

Remarks

Pub Rmks:

A wonderful Opportunity! Buy this charming 4 bedrooms, 2.5 bathrooms, home with over 2900 sq ft of developed space. Located in PRIME spot directly across the street from a park, Crossfield Elementary, W.G. Murdoch School, Crossfield & District Community Hall, and Pete Knight Memorial Arena. Sitting on a Corner lot is where you find this charming home featuring high 9 'ceilings, updated bathrooms, black kitchen cabinets with stainless steel appliances, main floor laundry, flex room, infloor heating, just to list a few. There is an Oversized 24x24 double car attached garage with additional parking on the side for additional cars or RV. Take advantage of the large LEGALIZED basement suite in this home, featuring 1 bedroom plus den, 1 bathroom, full kitchen, high ceilings and large windows, Separate laundry, complete with 2 entrances, and all up to code making it a perfect property to live up and rent down. Crossfield is a family-friendly place, conveniently located 29 minutes from Calgary and minutes from Airdrie giving you access to all the amenities, recreation and shopping you can desire. Other features about this home, most of the windows have been replaced, the Boiler and hot water tank are about 6 years old, In -floor heating in the basement, heating could added to the garage, and new roof shingles within the last 2 years.

Inclusions: BASMENT FRIDGE, STOVE AND DISHWASHER

Property Listed By: KIC Realty

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















































