



THE
A-TEAM

**RE/MAX
FIRST**

1010 RAILWAY Street #202, Crossfield T0M 0S0

MLS® #: **A2185597**

Area: **NONE**

Listing Date: **01/07/25**

List Price: **\$159,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Crossfield**
Year Built: **2008**

Lot Information

Lot Sz Ar: **730 sqft**
Lot Shape:

Access:

Lot Feat: **Off Street, Stall**
Park Feat:

Finished Floor Area

Abv Sqft: **499**
Low Sqft:
Ttl Sqft: **499**

DOM

14
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Baseboard**
Heating:
Sewer:
Ext Feat: **None**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom **Main**
Bedroom - Primary **Main** **9`10" x 12`2"**

Room Level Dimensions
Kitchen **Main** **10`2" x 5`11"**
Living Room **Main** **10`2" x 13`5"**

Legal/Tax/Financial

Condo Fee: **\$295**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **CBD**

Legal Desc: 0815824

Remarks

Pub Rmks: **Affordable Starter. This 1 bedroom, 1 bathroom home is better than Renting. No work necessary here, just move in. Fresh paint, new Stainless appliances. 1 Parking stall . This clean unit is Downtown Crossfield walking distance to most everything. This unit would also be a great investment due to the limited Rental market.**

Inclusions: N/A
Property Listed By: CIR Realty

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







