



THE
A-TEAM

**RE/MAX
FIRST**

1010 RAILWAY Street #206, Crossfield T0M 0S0

MLS® #: **A2188425** Area: **NONE** Listing Date: **01/17/25** List Price: **\$174,900**
 Status: **Active** County: **Rocky View County** Change: **-\$5k, 24-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Crossfield**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **780 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **726**
 Low Sqft:
 Ttl Sqft: **726**

DOM

85
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Kitchen	Main	10`6" x 9`6"
Living Room	Main	15`1" x 9`10"	Bedroom - Primary	Main	14`5" x 9`10"
Bedroom	Main	14`5" x 9`2"	Pantry	Main	7`3" x 4`3"

Legal/Tax/Financial

Condo Fee: **\$424** Title: **Fee Simple** Zoning: **CBD**
 Fee Freq: **Monthly**

Legal Desc: 0815824

Remarks

Pub Rmks: **Bright and cheery . 2 bedroom, 1 bathroom condo. end unit. . Freshly painted and new carpet, this home is in move in condition, without any work. Parking stall #46. Downtown location, walking distance to the local amenities . Great for first starter home or even as an investment. QUICK POSSESSION Note: There isn't a laundry setup in these units, but now you can apply to the Board to install a ventless washer/dryer.**

Inclusions: N/A
Property Listed By: CIR Realty

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







