

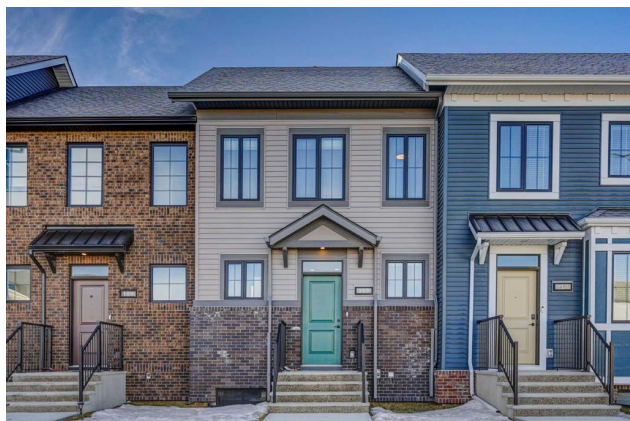


THE
A-TEAM

**RE/MAX
FIRST**

113 ELLEN Close, Crossfield TOM 0N0

MLS®#: **A2189974** Area: **NONE** Listing Date: **01/31/25** List Price: **\$414,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Crossfield**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,055 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **945**
 Low Sqft:
 Ttl Sqft: **945**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**
 Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 4`11"	Foyer	Main	5`4" x 3`8"
Kitchen	Main	11`5" x 11`7"	Living Room	Main	17`1" x 10`11"
5pc Bathroom	Second	5`8" x 10`1"	Bedroom	Second	10`10" x 9`7"
Bedroom - Primary	Second	11`0" x 11`2"	Walk-In Closet	Second	5`9" x 4`3"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1810866

R3

Remarks

Pub Rmks:

Welcome to this NO CONDO FEE home, built by award winning and custom builder McKee Homes! As you step inside, you're greeted by 9-foot ceilings and luxury vinyl plank flooring throughout the main level. Large south-facing windows fill the space with natural light, creating a warm and inviting ambiance. The kitchen is a chef's dream, featuring ceiling-height cabinetry, stainless steel appliances, a pantry, and stunning quartz countertops with breakfast bar. The spacious living room offers a comfortable place to relax, while a dining nook or office space and a convenient 2-piece bath complete this level. Upstairs, you'll find a 5-piece bathroom and two bedrooms, including the primary suite with a walk-in closet. The undeveloped basement includes the washer and dryer area, roughed-in plumbing for the bathroom and awaits your personal design ideas. Outside, the backyard features a BBQ gas line and a generous yard leading to the double detached garage. Additional upgrades include a water softener, reverse osmosis system, HRV System and an extra-large 80-gallon hot water tank. This home is perfectly situated just a one-minute walk to Amery Park, which offers a playground, outdoor rink, and scenic walking paths around the water. Plus, you're only a three-minute drive from Crossfield Elementary, WG Murdoch High School, Pete Knight Arena, and a variety of shopping and dining options. Don't miss the opportunity to own this incredible home in a prime location!

Inclusions:

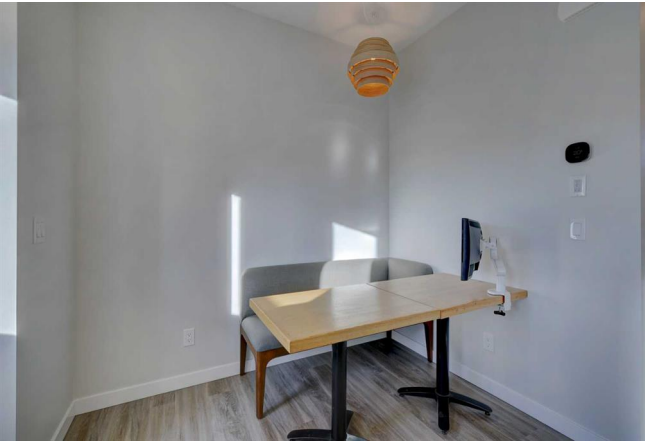
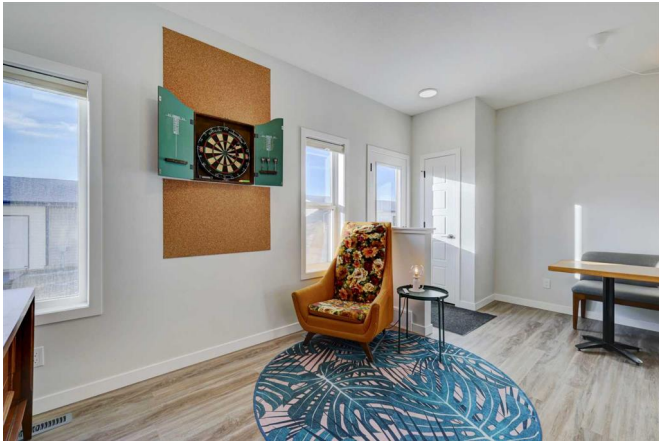
TV Mounts x2

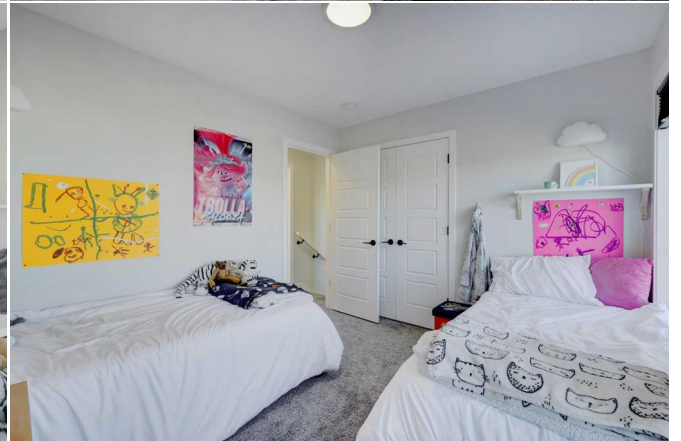
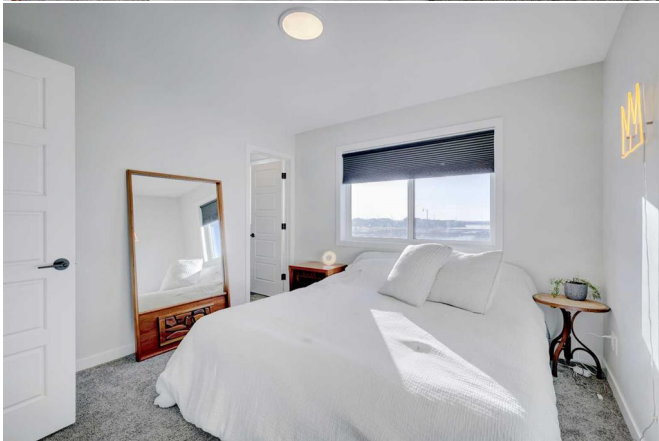
Property Listed By:

CIR Realty

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









113 Ellen Ct, Crossfield, AB

Main Floor Exterior Area 471.22 sq ft
Interior Area 424.62 sq ft



0 2 4 ft PREPARED: 2025/1/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

113 Ellen Ct, Crossfield, AB

2nd Floor Exterior Area 473.51 sq ft
Interior Area 420.77 sq ft

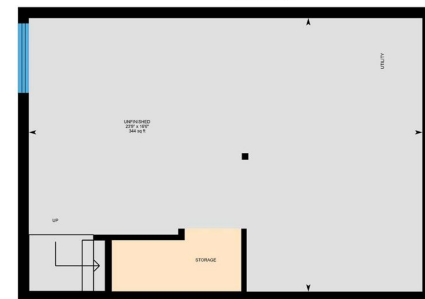


0 2 4 ft PREPARED: 2025/1/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

113 Ellen Ct, Crossfield, AB

Basement (Below Grade) Exterior Area 146.27 sq ft
Interior Area 390.73 sq ft

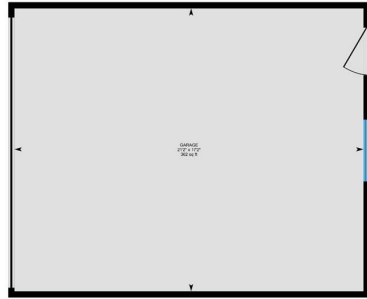


0 2 4 ft PREPARED: 2025/1/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

113 Ellen Ct, Crossfield, AB

Detached Garage Exterior Area 201.10 sq ft
Interior Area 201.80 sq ft



0 2 4 ft

PREPARED: 2025/1/31



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.