



THE
A-TEAM

**RE/MAX
FIRST**

1130 HAMMOND Avenue, Crossfield T0M0S0

MLS® #: **A2203004**

Area: **NONE**

Listing Date: **03/21/25**

List Price: **\$489,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$5k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Crossfield

Year Built:

1976

Lot Information

Lot Sz Ar:

6,004 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,120

Low Sqft:

Ttl Sqft:

1,120

DOM

25

Layout

Beds:

6 (3 3)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Washer/Dryer Stacked**

Int Feat: **See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4504I

Zoning:

R-1

Remarks

Pub Rmks:	Here is a great home. With a total of six bedrooms, three bathrooms and two kitchen, this home could meet a variety of needs. This large home also sits on a large lot in the nicest area of Crossfield. This home has really been cared for. The main floor has three large bedrooms, two bathrooms, a large living room and an open dining area and kitchen. The lower level includes three bedrooms, one bathroom, a living area, and a very nice kitchen/eating area. The yard has a new fence, a pergola, a green house, and a small pond, perfect for the gardening enthusiast. There is also a large, detached double garage, and a parking pad for vehicles or RV parking. This property has also been approved and rezoned for a Carriage house (garage with upper living area) to be built. This is a unique property. Don't hesitate, come take a look!
Inclusions:	Stove x 2, Refrigerator x 2
Property Listed By:	Sunland Realty Corp.

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











