



**1622 Strathcona Street
Crossfield, Alberta**

MLS # A2310933



\$411,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions: Na

Enjoy the charm of small-town living in this welcoming 3-bedroom bungalow, ideally located in the heart of Crossfield. Set on a mature lot, this home is just a short walk to schools, parks, the arena, and community centre—offering everyday convenience in a friendly community setting. The main floor features a spacious kitchen, bright living room, three comfortable bedrooms, and a full bathroom. The partially developed basement includes a laundry area and ample storage, with plenty of room to expand your living space to suit your needs. At the rear of the home, an enclosed sunroom provides the perfect place to relax and enjoy sunny west-facing afternoons. Step outside to a spacious, fully fenced backyard with plenty of green space—ideal for family living and outdoor enjoyment. Rounding out the property is an oversized 25' x 21' insulated double detached garage with convenient back lane access. This is a great property for first-time buyers, young families, or those looking to downsize.