



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1013 Smith Avenue
Crossfield, Alberta**

MLS # A2319435



\$350,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,231 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	WBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: Shed 'as is

*** OPEN HOUSE SAT June 27th - 11-2pm *** Welcome to this affordable and move-in ready 3 BEDROOM half duplex in the heart of Crossfield. Whether you're a first-time buyer, young family, or investor this home offers incredible value with NO CONDO FEES, a fully fenced yard and a price point that is becoming increasingly difficult to find. With very limited opportunities currently available under \$400k in Crossfield, this is your chance to get into the market without compromising on space or functionality. You'll love the welcoming front porch, the perfect spot to enjoy your morning coffee. Inside, the bright and functional main floor features a spacious living room, dining area and kitchen, along with a versatile flex space that works perfectly as a home office, reading nook or children's play area. Fresh paint, stainless steel appliances and charming wood accent details add warmth and character throughout. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, making it an ideal layout for families. The unfinished basement offers excellent potential for future development while providing plenty of storage space. Major updates include a furnace (approx. 9 years old), hot water tank (approx. 5 years old) and roof (approx. 3 years old). Step outside to enjoy the private rear deck and fully fenced backyard, perfect for children, pets and summer gatherings plus the yard is already wired for a future hot tub. Located on a corner lot in a peaceful, mature neighbourhood, this home offers the perfect balance of small-town charm and everyday convenience. Enjoy easy access to parks, schools, shopping, restaurants and downtown Crossfield, with Airdrie and Calgary just a short drive away. Affordable homes at this price point are becoming increasingly difficult to find in Crossfield, making this an

exceptional opportunity for first-time buyers, families and investors alike. Whether you're looking for a place to call home or a smart addition to your portfolio, this property is one you won't want to miss.