



**1629 Athabasca Street
Crossfield, Alberta**

MLS # A2326107



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,779 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: 2 fridges 2 stoves 2 washer dryers 2 dishwashers 2 microwaves garage opener plus remotes total

Completely renovated 1760 sqft 4 level split has 3 bedrooms and 3 and half bathrooms all done with open concept complete with central air .Appliance package is all top of line LG smart appliances upstairs,all decks are new .roof soffits fascia and eavestrough are all new,all exterior doors are new..3rd level has a illegal suite with ensuite laundry and walkout rear entry.enjoy coffee overlooking a large well maintained yard from one of 3 decks.Everything has been updated from electrical to plumbing ,roof,and new fence,nothing left to do but your custom touches,property is vacant so you literally can move in tomorrow. Great street ,great small town community