



**GRASSROOTS**  
REALTY GROUP

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1019 Smith Avenue  
Crossfield, Alberta

MLS # A2331213



**\$339,000**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                     |               |                   |
| <b>Type:</b>     | Residential/Duplex                       |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,117 sq.ft.                             | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 4                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Parking Pad                              |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Level, Rectangular Lot        |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | Public |
| <b>Floors:</b>     | Carpet, Laminate, See Remarks | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | WBD    |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                   |                   |        |

**Inclusions:** N/A

FIRST TIME HOME BUYER or INVESTER ALERT! This semi-detached property has been completely renovated with a neutral and modern palette. Upon entering this home you are greeted by a wood feature wall with electric fireplace. Open concept living and dining with access to the kitchen that is complete with white cabinetry, stainless steel appliances, concrete countertops and undermount lighting. There is a bedroom on the main floor and a mud room to access the south facing back yard, deck and rear parking (for addition 3-4 vehicles). Potential to build a garage! This home has all new dual flush toilets and a number of new fixtures! The upper floor has 2 more bedrooms and a full bath. The basement has an additional bedroom, rec/family room, laundry and additional 3-piece bath. Come check out this property today!