



GRASSROOTS
REALTY GROUP

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1036 Grey Avenue
Crossfield, Alberta

MLS # A2342136



\$449,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,037 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	WBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: n/a

This well-maintained 1037.2 sq. ft. home offers a functional layout with 3 bedrooms on the main level and 2 additional bedrooms downstairs. The lower level features an illegal suite with a separate entrance, providing flexible living arrangements. The home is equipped with 2 furnaces and 2 laundry areas for added convenience. Numerous upgrades include newer windows and doors, updated electrical, and improvements to the roof, eavestroughs, soffits, and fascia. Outside, the property offers RV parking and a backyard storage shed.