

\$449,000 - 1717 Athabasca Street, Crossfield

MLS® #A2202071

\$449,000

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.17 Acres

NONE, Crossfield, Alberta

Family Ready! This 4 bedroom, 2 bath home in Crossfield is situated on a good sized lot with an oversized garage (24"x 30") plus RV parking. Oak kitchen cabinets, ceramic tile, and laminate floors flow throughout the main living areas. Upstairs the 3 bedrooms are spacious, with a 4-piece bath rounding out the main level. Downstairs, there is a large rec room, with a wet bar, another bedroom, 3 piece bathroom, and storage. The large garage is perfect for the mechanic, or just storage for your recreational vehicles. Book your showing today!

Built in 1975

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202071 |
| Price | \$449,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,073 |
| Acres | 0.17 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |



Community Information

| | |
|-------------|-----------------------|
| Address | 1717 Athabasca Street |
| Subdivision | NONE |
| City | Crossfield |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M0S0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Detached, Parking Pad, Insulated, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Ceiling Fan(s), Separate Entrance |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Storage, Dog Run |
| Lot Description | Back Lane, Back Yard, Rectangular Lot, Dog Run Fenced In |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 49 |
| Zoning | R-1A |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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