

# \$619,900 - 78 Athabasca Crescent, Crossfield

MLS® #A2231443

**\$619,900**

3 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

Very welcoming front porch here, with maintenance free decking. Inside is very cozy, with large living room at the front, plus an eye catching brick fireplace. Dining room is a great space for entertaining, with opening windows. Kitchen is a chefs dream with tons of counter space, an abundance of cupboards, and gleaming new stainless steel appliances. Nook is cozy for your morning breakfast. Great outdoor space, with maintenance free decking, railing & fence. Sidewalk in the back has been just been poured. Grass is just seeded and doing good! Room to park your RV in this back yard. Convenient main floor Laundry, with cabinetry & laundry machines raised for easy access. Main floor bathroom has been recently renovated. Primary bedroom has a good sized window, plus ensuite w/brand new stand up shower. This double attached garage is heated, drywalled & insulated, with convenient man door to the yard. Hot water tank is less than one year old. Kitchen appl, excl stove, are new. New laminate flooring on the main! So many new upgrades here! Furnace has been serviced yearly. Location is ideal, walking distance to Crossfield elementary school and the high school. Walk to the arena and community hall. Walking distance to skate park, Ball diamonds and McCaskill Park.

Built in 1989

## Essential Information



MLS® #	A2231443
Price	\$619,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	78 Athabasca Crescent
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Front Drive, Heated Garage, Oversized, Alley Access, Driveway, Rear Drive
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Brick Facing, Gas Log
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	22
Zoning	R-1A

### **Listing Details**

Listing Office	Century 21 Masters
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