



**GRASSROOTS**  
REALTY GROUP

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**1422 Smith Avenue  
Crossfield, Alberta**

**MLS # A2244693**



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

<b>Inclusions:</b>	N/A
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Welcome to this charming semi-detached BUNGALOW located in CROSSFIELD, ideally located just steps from Crockett Park, pathways, and green spaces. Offering 3 spacious bedrooms and 2 full bathrooms, this home is FRESHLY PAINTED and features UPDATED FLOORING, COUNTERTOPS & APPLIANCES. The bright and functional kitchen offers a center ISLAND, corner pantry along with stainless steel appliances. The OPEN-CONCEPT LAYOUT provides a warm and inviting space for both everyday living and entertaining. The unfinished basement is ready for your personal touch, offering endless potential for future development. Outside, there is a LARGE 2 TIERED DECK for your entertaining and your enjoyment. Lastly, this property offers the convenience of a DOUBLE ATTACHED & INSULATED GARAGE, perfect for year-round comfort and storage. A wonderful opportunity to own a well-kept bungalow in a family-friendly community close to all amenities.