



**GRASSROOTS**  
REALTY GROUP

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**245 Ellen Way**  
**Crossfield, Alberta**

**MLS # A2246245**



**\$470,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** shed and dining room cabinet negotiable

Welcome to this beautifully designed, nearly new 1456 sqft 3 bedroom, 2  $\frac{1}{2}$  bath home in Crossfield. Perfect for first-time buyers, growing families, or savvy investors and featuring a main floor office space perfect for working from home, upper bonus room, main floor laundry and some super nice features throughout. The open-concept floorplan features a gorgeous main floor office space with vinyl plank flooring and 9' ceilings throughout, a bright kitchen with a gas stove, deep farm-house style sink, pantry, quartz counters and good-sized island. The good-sized dining area flows into the living room that overlooks the backyard and a convenient laundry room with storage. Upstairs you'll find 3 spacious bedrooms and a comfortable bonus room perfect for movie nights. The primary suite offers a bright walk-in closet and a 3pc ensuite with a fully tiled shower and quartz counters. The unfinished basement is awaiting your development ideas and is a great opportunity to add more living space. Outside there's a lovely front west facing porch with a sunshade, large back deck, nice low maintenance landscaping, huge extra deep 24' x 18' parking pad ready for a garage build and alley access. Don't miss this opportunity to purchase this lovely nearly new half-duplex in Crossfield.