



**GRASSROOTS**  
REALTY GROUP

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**1622 Strathcona Street  
Crossfield, Alberta**

**MLS # A2247201**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Rect		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** none

Are you ready to get out of the city? This quaint little bungalow has so much potential! Located on an R2 lot, the possibilities are endless!! 3 bedrooms up and a wide open country kitchen!! All of the upper floor has some newer windows. New doors and laminate flooring. So small cosmetic details needed to make this one your home! The basement is developed with a faux fireplace that just needs an insert! There lots of storage here. There is a sunroom attached at the back of the house that could be opened up to be a beautiful porch. The yard is fenced and there is a large detached garage. This home is located close to schools and rec facilities. Don't miss out on this one. Call your favorite realtor today!!!