



GRASSROOTS
REALTY GROUP

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**1318 Whitfield Avenue
Crossfield, Alberta**

MLS # A2257703



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,186 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: Garage Door Opener & 1 Control

Welcome to this spacious and well-maintained bungalow located in the heart of Crossfield, close to schools, shopping, transportation, and recreational facilities. This home features a total of five bedrooms and three full bathrooms, offering plenty of space for a growing family. The main floor includes a generous living room, dining area, and a bright eat-in kitchen with a large window overlooking the sunny south-facing deck and backyard. The primary bedroom includes a private three-piece ensuite and convenient laundry chute, while two additional bedrooms and a four-piece main bathroom complete the main level. The partially finished basement, with roughed in plumbing for a wet bar, offers two more large bedrooms, (not egress windows), a recreation room with a charming stone-faced fireplace, a four-piece bathroom, and a laundry area, ready for your finishing touches. Outside, enjoy the exterior with a heated double attached garage, spacious deck, rear alley access, and a fully fenced backyard. Newer appliances, furnace replaced & new A/C installed in 2020 along with a new Hot Water Tank this year. This is a wonderful opportunity to own a beautiful home in a friendly and welcoming community—book your private viewing today!