



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

78 Athabasca Crescent Crossfield, Alberta

MLS # A2276038



\$539,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,432 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Attached, Driveway, Front Drive, Heated Garag | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, | | |

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1A

Utilities: -

Inclusions: n/a

Stunning Family Home in a Prime Crossfield Location & Move-In Ready With Endless Potential! Welcome home to a warm, inviting property perfectly designed for family living & packed with upgrades you'll love. This charming residence offers room to grow, space to customize, and a location that puts everything you need within walking distance. Step onto the beautiful, maintenance-free front porch, ideal for morning coffee or evening relaxation. Inside, you'll find a bright and spacious living room, anchored by an eye-catching brick fireplace that instantly makes the space feel cozy and welcoming. The dining room is perfect for hosting family gatherings, complete with large opening windows that bring in plenty of natural light. The chef-inspired kitchen features expansive counter space, abundant cabinetry, and brand-new stainless steel appliances, making meal prep a dream. A charming breakfast nook adds the perfect touch for everyday dining. Enjoy your fully fenced outdoor space with maintenance-free decking and railing, plus a newly poured sidewalk and freshly seeded lawn already taking root. There's even RV parking&a rare and valuable bonus! The main floor includes convenient laundry with custom cabinetry and raised machines for comfort, along with a recently renovated full bathroom. The primary bedroom offers great natural light and a private ensuite with a brand-new stand-up shower. Car lovers and hobbyists will appreciate the heated, insulated, and drywalled double attached garage featuring a handy man-door to the yard. This home comes loaded with upgrades: New hot water tank (less than 1 yr old), New stainless steel kitchen appliances (except stove), New laminate flooring on the main floor, Furnace serviced yearly, Maintenance-free exterior features, recently renovated bathrooms. The backyard also

includes mature lilac, black currant, and strawberry plants, adding a lovely touch of nature for gardening enthusiasts. LOCATION, LOCATION, LOCATION Just a short walk to: Crossfield Elementary School, Crossfield High School, Arena & community hall, Skate park, Ball diamonds, & McCaskill Park. This is an incredible opportunity to own a well-maintained home with thoughtful updates in one of Crossfield's most desirable family-friendly areas.