



GRASSROOTS
REALTY GROUP

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207, 1010 Railway Street
Crossfield, Alberta

MLS # A2281830



\$169,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 717 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 421 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | CBD |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home, See Remarks | | |

Inclusions: NA

Nestled in the charming town of Crossfield, this two-bedroom condo resides on the second floor of its complex. Perfect for first-time homeowners or as an addition to your investment portfolio, this unit boasts an open floor plan, facilitating seamless entertaining while preparing meals in the kitchen. With the bedrooms strategically placed on opposite ends of the unit, privacy is ensured. Situated downtown, you'll have convenient access to all that Crossfield has to offer. Merely a 15-minute drive to Airdrie and 30 minutes to Calgary, you can relish in the tranquility of small-town living while remaining close to essential amenities. Experience the charm of rural life by scheduling a showing with your realtor today. Quick possession available!