



**1701 Mossip Avenue
Crossfield, Alberta**

MLS # A2289649



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,421 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1A

Utilities: -

Inclusions: Heater in garage, Purgola, Shed - doors included.

BEAUTIFULLY MAINTAINED BUNGALOW ON A HUGE CORNER LOT IN Crossfield, ideally located near parks and green spaces in a quiet neighbourhood. LOTS OF FRONT PORCH SITTING in this charming 4 bedroom, 3 bath home with a HEATED DOUBLE ATTACHED GARAGE features an updated kitchen with refreshed paint, flooring and lighting, some newer upper cabinetry, GRANITE COUNTERTOPS AND UPGRADED STAINLESS STEEL APPLIANCES INCLUDING A GAS RANGE, plus a two-seat breakfast bar and bright bay window nook for casual dining. The adjoining dining room has space for a large table and hutch and flows seamlessly into the inviting living room with a COZY GAS FIREPLACE. Patio doors lead to the SPACIOUS BACK DECK WITH PERGOLA overlooking the fully fenced yard with plenty of room for kids and pets to run. Down the hall are a 4 piece bathroom, two bedrooms, and a generous primary retreat with a LARGE WALK-IN CLOSET and oversized windows. Hardwood runs throughout the main floor with newer carpet in the bedrooms. There is A MAIN FLOOR LAUNDRY/MUDROOM just as you come in from the heated garage. The fully finished basement includes a LARGE MEDIA/RECREATION ROOM, a fourth bedroom with cheater access to a 4 piece bath (ideal for teens or guests), a flex room with built-in bookcases, a spacious utility area set up as a craft room, and dedicated cold storage. Complete with a newer deck and storage shed, this MOVE-IN READY HOME offers space, comfort, and functionality inside and out.