



**1617 Alberta Street
Crossfield, Alberta**

MLS # A2295807



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,211 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, No Smoking Home, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Built-In Dishwasher, Hood Fan, Washer/Dryer, Window Coverings, Shed(s), Water Softener

Discover this beautifully updated heritage home, offering a quiet sanctuary in the heart of family-friendly Crossfield. Ideally located just minutes from schools, a splash park, tennis courts, playgrounds, and an off-leash dog park, this residence seamlessly blends original character with modern convenience. Enjoy stunning, refinished hardwood floors, plaster ceilings, and crown moldings, complemented by a high-efficiency furnace, updated electrical, and newer windows/doors. The bright living room invites relaxation, while the renovated kitchen boasts stainless steel appliances, upgraded cabinetry, and a sleek backsplash. The main level offers two spacious bedrooms and a refreshed 4-piece bath. A versatile finished attic awaits as an office or playroom, while the massive basement rec room offers ample room for entertainment, featuring a 3rd bedroom with a chic barnwood feature wall and a new 3-piece bath. Outside, an expansive deck overlooks an oversized, mature-landscaped yard—perfect for summer BBQs. Walk to amenities, the stocked trout pond, or golf course!"