



**1628 Saskatchewan Street  
Crossfield, Alberta**

**MLS # A2296530**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Storage Shed

HOME SWEET HOME! Welcome to this charming and affordable 3+1-bedroom, 2-bath home, ideally located just half a block from Crossfield Schools and within walking distance of downtown shops and amenities. Perfect for families, downsizers, or investors, this property offers exceptional value and versatility. newer Stainless steel appliances, including a gas stove and large windows that allowed plenty of natural light throughout. Enjoy flexible living with the option of main-floor laundry, plus a separate side entrance to the partially developed basement—ideal for future development with a full bathroom. This home presents exciting income or multi-generational living potential. Recent upgrades provide peace of mind, including new flooring and baseboards, fresh paint, and a hot water tank (2023). The current owners have also started the basement development, giving you a great head start to customize the space to your needs. Whether you're entering the market, investing, or looking to simplify your lifestyle, this is an opportunity you don't want to miss. Come see it for yourself and make this your HOME SWEET HOME!