



**52, 900 ROSS Street
Crossfield, Alberta**

MLS # A2301693



\$245,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,525 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Paved, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	-		

Inclusions: 2 Sheds

WELCOME to this PRISTINE MOBILE HOME located in the SOUGHT-AFTER + FRIENDLY COMMUNITY of CROSSFIELD MOBILE PARK! This RENOVATED + SPACIOUS HOME offers 1,524.74 SQ FT of beautifully maintained living space, complete w/4 BEDROOMS, 2 BATHROOMS + a VERSATILE FLEX ROOM — delivering the perfect blend of COMFORT, CONVENIENCE + STYLE! Greeting you is a DOUBLE PARKING PAD + a NEW FRONT PORCH — a welcoming first impression that sets the tone for what’s inside! Step through the door + you’ll immediately notice the MODERN RENOVATIONS, featuring NEW LVP HERRINGBONE FLOORING, FRESH PAINT THROUGHOUT + an ABUNDANCE OF NATURAL LIGHT that fills the space, creating a warm + inviting atmosphere. The FRONT FOYER flows seamlessly into a versatile FLEX ROOM, perfect as a SECONDARY LIVING AREA, PLAYROOM, or FORMAL DINING SPACE — designed to adapt to your lifestyle. Just off this area are the 2ND, 3RD + 4TH BEDROOMS — ideal for growing families needing additional space, or easily reimagined as a HOME OFFICE, making working from home an absolute BREEZE!! Completing this wing is an UPDATED 4 PC BATH, conveniently located to serve all three bedrooms w/ease. The OPEN-CONCEPT LIVING ROOM is SPACIOUS + INVITING, perfect for entertaining or relaxing, highlighted by a cozy GAS FIREPLACE — ideal for unwinding in the evenings or hosting family gatherings. The FULLY RENOVATED KITCHEN + DINING AREA is a true showpiece, boasting RICH DARK CABINETRY w/AMBIENT LIGHTING, NEW WHITE QUARTZ COUNTERTOPS, + sleek NEW SS WHIRLPOOL APPLIANCES. The kitchen is both STYLISH + HIGHLY FUNCTIONAL, offering AMPLE CABINETRY, a LARGE

WALK-IN PANTRY, + an efficient layout that makes cooking, prepping + entertaining effortless. A LARGE WINDOW OVER THE SINK brings in natural light, while MODERN FIXTURES + UPDATED HARDWARE tie everything together beautifully. Flowing into the dining space, you'll find a SPACIOUS SETUP FOR FAMILY MEALS, highlighted by DESIGNER LIGHTING ABOVE + a BUILT-IN CABINET FEATURE w/GLASS INSERTS — perfect for showcasing dishware or creating a coffee/bar station. The LAUNDRY ROOM adds everyday convenience w/direct access to the SUNROOM + the SPACIOUS NEW SOUTH-FACING DECK — an incredible outdoor extension of the home. Whether you're hosting a BBQ w/friends, lounging in the sun, or stargazing at night, this space is a true highlight! The PRIMARY BEDROOM is a peaceful retreat, complete w/a WALK-IN CLOSET + a 4 PC ENSUITE featuring a relaxing SOAKER TUB — perfect for unwinding after a long day. MAJOR UPDATES completed in 2025/26 include a NEW ROOF (2019), NEW DECKS, VINYL SKIRTING, FRESH PAINT, NEW QUARTZ COUNTERTOPS, NEW KITCHEN APPLIANCES, NEW LIGHTING, NEW TOILETS + NEW BATHROOM VANITIES — ensuring PEACE OF MIND FOR YEARS TO COME! Located in CROSSFIELD MOBILE PARK, a WELL-ESTABLISHED + FAMILY-FRIENDLY COMMUNITY, residents enjoy fantastic amenities including SNOW REMOVAL, WATER, SEWER + GARBAGE REMOVAL INCLUDED — making this an exceptional opportunity for EASY + AFFORDABLE LIVING!