



**141 Knight Avenue**  
**Crossfield, Alberta**

**MLS # A2302933**



**\$548,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	pergola		

OPEN HOUSE SUNDAY APRIL 26TH FROM 12:00 - 2:00 Step inside and you'll immediately appreciate the warm and inviting open-concept layout, highlighting by beautiful laminate flooring throughout the main floor. The spacious living room features a cozy gas fireplace, creating the perfect place to relax or entertain. The kitchen is sure to impress with granite countertops, stainless steel appliances, and a gas stove, making it ideal for both everyday living and hosting guests. A convenient two-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedroom along with the added bonus of upper laundry a feature today's buyers love for it's practicality and ease. Don't forget the beautiful ensuite off the master bed with double sinks a great soaker tub and stand alone shower. Outside enjoy a beautifully front porch - perfect for your morning coffee. In the evening relax out on your large private deck out in the developed back yard when you enjoy your gas hook up and BBQ on those summer nights. The detached garage is 19.5X 21.5 provides excellent parking and Storage options. Located in the welcoming town of Crossfield you will find this property is in move-in ready and priced better then the new builds as this home is fully developed outside from front to back . Call for you private viewing today