



**1202 Murdoch Street  
Crossfield, Alberta**

**MLS # A2173994**



**\$570,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,778 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this property in the desirable neighborhood of Murdoch Park in Crossfield. The spacious, 3-bedroom, 1 1/2 storey home is almost 1800 sq ft, is situated on a large 68' x 115' lot and is conveniently located to schools, parks, and amenities. Pull up to the attached, double-car garage and notice the lovely, treed yard and walkway leading to the front door. Inside, you will find a good-sized living room with a brick archway leading to the open-concept kitchen, dining, and family room with brick fireplace. The oversized eating area opens to a large deck making it perfect for entertaining. Just off the family room, a half bath, laundry area and entrance to the garage, complete the main floor. Upstairs, you will find the family's private retreat. The primary bedroom features a walk-in closet and a full ensuite. There are two additional, good-sized bedrooms and another full bathroom. The lower level is partially finished with a rec room and flex rooms. These and the bathroom require further finishing. The sunny west backyard is fully fenced, has mature trees and bushes, a garden area and shed plus tons of potential to create the yard of your dreams. A greenspace and walking path provide some space between your backyard and the neighboring community. This property/home needs some work but is a great opportunity for someone wanting to make it their own. Crossfield is a growing community with easy access to Airdrie and Calgary. Schedule your viewing today!