

# \$459,900 - 1238 Osler Avenue, Crossfield

MLS® #A2225696

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,304 sqft

Residential on 0.23 Acres

NONE, Crossfield, Alberta

MASSIVE LOT 10, 225 SF " HUGE  
DETACHED GARAGE - 2600 TOTAL SF  
BUNGALOW

Welcome to 1238 Osler Avenue—a stunning nearly 2600 SF Bungalow on a massive 10,225 SF lot, with a huge heated detached garage, on a quiet, mature street, in the safe & friendly town of Crossfield! This rare gem offers everything you could want, starting with a bright, spacious main floor where a large living room with huge window floods the space with natural light. The layout flows into a cozy dining area and a functional kitchen featuring a gas range, updated stainless steel fridge, plenty of cabinet space and access to your large rear deck. On the opposite side of the home, the primary bedroom includes a convenient 2-piece ensuite, while two more generously sized bedrooms share a beautifully maintained 4-piece bathroom. Downstairs, you™ll find a huge living area perfect for movie nights or hosting guests, complete with a full wet bar and a second full-size fridge. A fourth bedroom and 3-piece bathroom make it ideal for a guest suite or separate living space, while the large laundry and storage room—with built-in cabinetry—takes care of all your organization needs. Some recent upgrades include all newer bedroom and kitchen windows, new hot water tank and new washer. Step outside into your private backyard oasis, featuring towering pine trees, blooming flowers, a garden, a large deck with include built-in hot tub (included) and a large



shedâ€”all offering serenity, extra storage, and a perfect place to relax or entertain. Parking is unbeatable with a massive driveway/parking pad and a fully finished, heated double garage that combined comfortably fits six vehiclesâ€”ideal for the at-home mechanic or car lover. This is truly a once-in-a-lifetime opportunity to own a home that has it allâ€”space, style, and unmatched functionalityâ€”so donâ€™t wait, book your private showing today!

Built in 1976

**Essential Information**

MLS® #	A2225696
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.23
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1238 Osler Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

**Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Heated Garage,

	Oversized, Parking Pad, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, No Neighbours Behind, Private, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	14
Zoning	R-1C

### Listing Details

Listing Office	2% Realty
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