

# \$599,900 - 78 Athabasca Crescent, Crossfield

MLS® #A2231443

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

Very welcoming front porch here, with maintenance free decking. Inside is very cozy, with large living room at the front, plus an eye catching brick fireplace. Dining room is a great space for entertaining, with opening windows. Kitchen is a chefs dream with tons of counter space, an abundance of cupboards, and gleaming new stainless steel appliances. Nook is cozy for your morning breakfast. Great outdoor space, with maintenance free decking, railing & fence. Sidewalk in the back has been just been poured. Grass is just seeded and doing good! Room to park your RV in this back yard. Convenient main floor Laundry, with cabinetry & laundry machines raised for easy access. Main floor bathroom has been recently renovated. Primary bedroom has a good sized window, plus ensuite w/brand new stand up shower. This double attached garage is heated, drywalled & insulated, with convenient man door to the yard. Hot water tank is less than one year old. Kitchen appl, excl stove, are new. New laminate flooring on the main! So many new upgrades here! Furnace has been serviced yearly. Location is ideal, walking distance to Crossfield elementary school and the high school. Walk to the arena and community hall. Walking distance to skate park, Ball diamonds and McCaskill Park.

Built in 1989

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2231443    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,432       |
| Acres          | 0.14        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 78 Athabasca Crescent |
| Subdivision | NONE                  |
| City        | Crossfield            |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0M 0S0               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Alley Access, Double Garage Attached, Driveway, Front Drive, Heated Garage, Oversized, Rear Drive |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Gas Log, Living Room, Mantle, Wood Burning                                 |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 37              |
| Zoning         | R-1A            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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