

# \$480,000 - 1102 Whitfield Avenue, Crossfield

MLS® #A2182056

**\$480,000**

5 Bedroom, 4.00 Bathroom, 1,594 sqft  
Residential on 0.15 Acres

NONE, Crossfield, Alberta

A wonderful Opportunity! Buy this charming 4 bedrooms, 2.5 bathrooms, home with over 2900 sq ft of developed space. Located in PRIME spot directly across the street from a park, Crossfield Elementary, W.G. Murdoch School, Crossfield & District Community Hall, and Pete Knight Memorial Arena. Sitting on a Corner lot is where you find this charming home featuring high 9' ceilings, updated bathrooms, black kitchen cabinets with stainless steel appliances, main floor laundry, flex room, infloor heating, just to list a few. There is an Oversized 24x24 double car attached garage with additional parking on the side for additional cars or RV. Take advantage of the large LEGALIZED basement suite in this home, featuring 1 bedroom plus den, 1 bathroom, full kitchen, high ceilings and large windows, Separate laundry, complete with 2 entrances, and all up to code making it a perfect property to live up and rent down. Crossfield is a family-friendly place, conveniently located 29 minutes from Calgary and minutes from Airdrie giving you access to all the amenities, recreation and shopping you can desire. Other features about this home, most of the windows have been replaced, the Boiler and hot water tank are about 6 years old, In-floor heating in the basement, heating could added to the garage, and new roof shingles within the last 2 years.

Built in 1982



## Essential Information

MLS® #	A2182056
Price	\$480,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,594
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	1102 Whitfield Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

## Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Oversized, Gravel Driveway, Insulated
# of Garages	2

## Interior

Interior Features	High Ceilings, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked, Electric Water Heater, See Remarks
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes

Basement Exterior Entry, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, See Remarks, Back Lane

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Wood

## Additional Information

Date Listed December 4th, 2024

Days on Market 124

Zoning R-1A

## Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.