

# \$449,000 - 1717 Athabasca Street, Crossfield

MLS® #A2202071

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.17 Acres

NONE, Crossfield, Alberta

Family Ready! This 4 bedroom, 2 bath home in Crossfield is situated on a good sized lot with an oversized garage (24"x 30") plus RV parking. Oak kitchen cabinets, ceramic tile, and laminate floors flow throughout the main living areas. Upstairs the 3 bedrooms are spacious, with a 4-piece bath rounding out the main level. Downstairs, there is a large rec room, with a wet bar, another bedroom, 3 piece bathroom, and storage. The large garage is perfect for the mechanic, or just storage for your recreational vehicles. Book your showing today!

Built in 1975

## Essential Information

MLS® #	A2202071
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	1717 Athabasca Street
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, Insulated, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage, Dog Run
Lot Description	Back Lane, Back Yard, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	48
Zoning	R-1A

## Listing Details

Listing Office	CIR Realty
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