

# \$414,900 - 1622 Strathcona Street, Crossfield

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MLS® #A2247201

**\$414,900**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.01 Acres

NONE, Crossfield, Alberta

Small town charm awaits you with this great bungalow! This home is situated on a mature R2 lot located close to all schools and playgrounds and just a short walk to from the arena and community center, the hub of Crossfield! The main floor boasts a large kitchen, living room, 3 bedrooms and a full bathroom. The partially developed basement offers the laundry room and an abundance of storage with a lot of potential for additional living space. More bedrooms, recreation room or even the possibility of a mother in law suite?? The enclosed sunroom off of the back offers a a wonderful place to enjoy your west facing sunny afternoons. The backyard is fenced with green space and a small patio. There is also an oversized insulated double garage with back lane access.



Built in 1965

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247201  |
| Price          | \$414,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,042     |
| Acres          | 0.01      |
| Year Built     | 1965      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1622 Strathcona Street |
| Subdivision | NONE                   |
| City        | Crossfield             |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0M0S0                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                          |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Partially Finished                                                |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stucco, Wood Frame                                                                     |
| Foundation        | Block                                                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 65               |
| Zoning         | R2               |

## Listing Details

Listing Office

REMAX ACA Realty



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