

# \$514,900 - 1318 Whitfield Avenue, Crossfield

MLS® #A2257703

**\$514,900**

5 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.15 Acres

NONE, Crossfield, Alberta

Welcome to this spacious and well-maintained bungalow located in the heart of Crossfield, close to schools, shopping, transportation, and recreational facilities. This home features a total of five bedrooms and three full bathrooms, offering plenty of space for a growing family. The main floor includes a generous living room, dining area, and a bright eat-in kitchen with a large window overlooking the sunny south-facing deck and backyard. The primary bedroom includes a private three-piece ensuite and convenient laundry chute, while two additional bedrooms and a four-piece main bathroom complete the main level. The partially finished basement, with roughed in plumbing for a wet bar, offers two more large bedrooms, (not egress windows), a recreation room with a charming stone-faced fireplace, a four-piece bathroom, and a laundry area, ready for your finishing touches. Outside, enjoy the exterior with a heated double attached garage, spacious deck, rear alley access, and a fully fenced backyard. Newer appliances, furnace replaced & new A/C installed in 2020 along with a new Hot Water Tank this year. This is a wonderful opportunity to own a beautiful home in a friendly and welcoming community—book your private viewing today!

Built in 1992

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2257703    |
| Price          | \$514,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,186       |
| Acres          | 0.15        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1318 Whitfield Avenue |
| Subdivision | NONE                  |
| City        | Crossfield            |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0M 0S0               |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas, Basement                                                                                |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard, Playground                        |
| Lot Description   | Back Lane, Back Yard, Landscaped, Irregular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Wood                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-1A               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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