

# \$459,000 - 1717 Athabasca Street, Crossfield

MLS® #A2202071

**\$459,000**

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	\$459,000
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, Insulated, Oversized, Parking Pad, 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 Dog Run, Storage  
Lot Description Back Lane, Back Yard, Dog Run Fenced In, Rectangular Lot  
Roof Asphalt Shingle  
Construction Metal Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 19th, 2025  
Days on Market 11  
Zoning R-1A

## Listing Details

Listing Office CIR Realty

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