

# \$590,000 - 1018 Smith Avenue, Crossfield

MLS® #A2227260

## \$590,000

5 Bedroom, 3.00 Bathroom, 996 sqft  
Single Family on 0.14 Acres

N/A, Crossfield, Alberta

LEGAL UP/DOWN located just off main street. Conveniently located close to shopping, dental office, pharmacy, doctors office and restaurants. 1018 A (upper unit) is 996 square feet and features 2 bedrooms plus den, a large living room/dining room, bright sunny kitchen with sky light, 4 piece bath and laundry room with separate entrance to the designated private back yard. 1018 B (lower unit) is 996 square feet and features 9 foot ceilings, large windows through out, living room, kitchen with eating area, 3 bedrooms, 4 piece bath and laundry area with back door entrance to the designated private back yard. The primary bedroom features a 3 piece ensuite bath. The home is located on a large WBD ( West Downtown Business District ) which offers numerous commercial permitted uses plus many added discretionary uses. Excellent opportunity for owner occupied/business use, rental property or multi generational opportunity. Unique residential property with authorized commercial guidelines are rarely available. Walking distance to schools and parks add to the amenities of this property (id:6289)

Built in 1920

## Essential Information

Listing #	A2227260
Price	\$590,000



Bedrooms	5
Bathrooms	3.00
Square Footage	996
Acres	0.14
Year Built	1920
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1018 Smith Avenue
Subdivision	N/A
City	Crossfield
Province	Alberta
Postal Code	T0M0S0

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage, Other
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

### Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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