

# \$489,900 - 1130 Hammond Avenue, Crossfield

MLS® #A2203004

**\$489,900**

6 Bedroom, 3.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

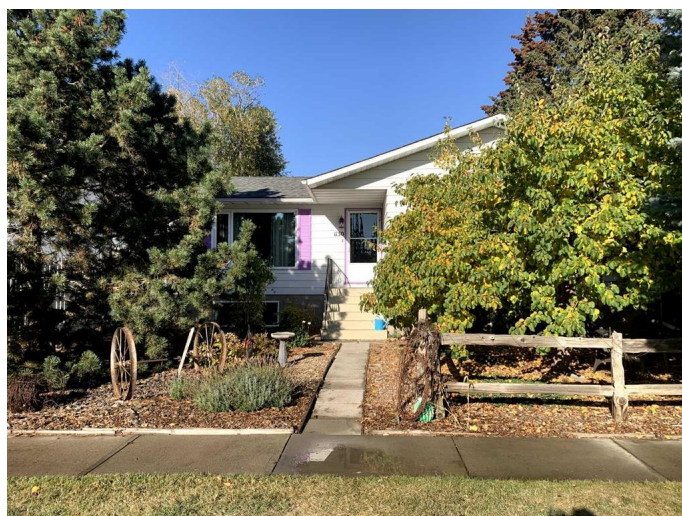
NONE, Crossfield, Alberta

Here is a great home. With a total of six bedrooms, three bathrooms and two kitchen, this home could meet a variety of needs. This large home also sits on a large lot in the nicest area of Crossfield. This home has really been cared for. The main floor has three large bedrooms, two bathrooms, a large living room and an open dining area and kitchen. The lower level includes three bedrooms, one bathroom, a living area, and a very nice kitchen/eating area. The yard has a new fence, a pergola, a green house, and a small pond, perfect for the gardening enthusiast. There is also a large, detached double garage, and a parking pad for vehicles or RV parking. This property has also been approved and rezoned for a Carriage house (garage with upper living area) to be built. This is a unique property. Don't hesitate, come take a look!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203004  |
| Price          | \$489,900 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,120     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1976        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1130 Hammond Avenue |
| 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 | See Remarks                      |
| Appliances        | Dishwasher, Washer/Dryer Stacked |
| Heating           | Forced Air                       |
| Cooling           | None                             |
| Has Basement      | Yes                              |
| Basement          | Finished, Full                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 46               |
| Zoning         | R-1              |

### Listing Details

Listing Office                      Sunland Realty Corp.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.