

# \$749,500 - A And B, 1018 Smith Avenue, Crossfield

MLS® #A2227260

## \$749,500

5 Bedroom, 3.00 Bathroom, 996 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

LEGAL UP/DOWN DUPLEX located just off main street. Conveniently located close to shopping, dental office, pharmacy, doctors office and restaurants. 1018 A 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 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

Built in 1920

## Essential Information

MLS® #	A2227260
Price	\$749,500
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	996
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Up/Down
Status	Active

### Community Information

Address	A And B, 1018 Smith Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Zoning	WBD

## **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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