

# \$399,900 - 1706 Harrison Street, Crossfield

MLS® #A2239845

**\$399,900**

4 Bedroom, 1.00 Bathroom, 997 sqft

Residential on 0.12 Acres

NONE, Crossfield, Alberta

Welcome to the charming community of Crossfield! This beautifully maintained 3-bedroom bi-level home sits on a spacious, manicured corner lot and offers the perfect blend of comfort, style, and functionality. The main level has seen thoughtful updates over the past four years, including modern composite flooring, fresh paint, and a sleek new bathroom vanity. Step inside to an inviting open-concept layout, filled with natural light thanks to large windows throughout. The kitchen features white cabinetry, durable laminate countertops, a stainless steel appliance package, and a central island with breakfast seating—ideal for morning coffee or casual meals. The dining area comfortably fits a large table and opens onto the balcony, perfect for summer barbecues and outdoor entertaining. The cozy yet spacious living room sets the scene for family movie nights or hosting guests. Also on the main level are three generously sized bedrooms, including the primary suite, and a full, 4 piece bathroom.

Downstairs, the partially finished basement, which is waiting for your finishing touches, offers even more living space, including a rec room with a cozy wood stove, bedroom, laundry area, workshop, kitchen area and an abundance of storage. You can make a future mother-in law suite if desired. Whether you're a first-time buyer, a growing family, or looking to downsize without compromise, this home has something for everyone. Don't miss your opportunity—schedule your private



showing today!

Built in 1982

### Essential Information

MLS® #	A2239845
Price	\$399,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	997
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1706 Harrison Street
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M 0S0

### Amenities

Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Gas Dryer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Few Trees, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R-2

## Listing Details

Listing Office	CIR Realty
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