

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

MLS® #A2203004

**\$489,900**

6 Bedroom, 3.00 Bathroom, 1,120 sqft  
Residential on 0.14 Acres

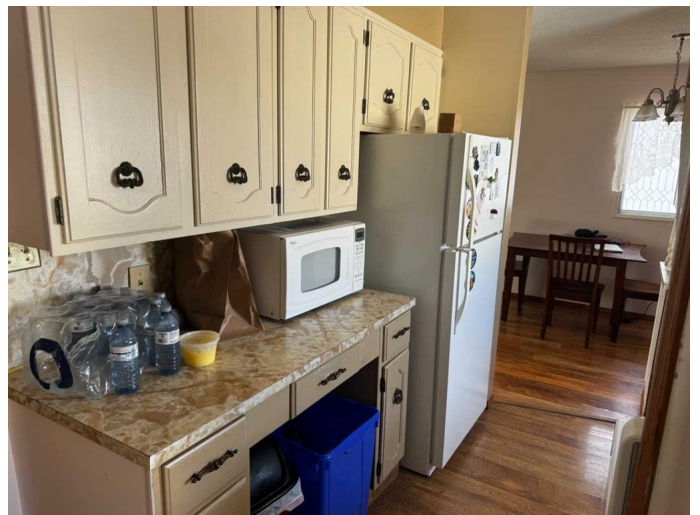
NONE, Crossfield, Alberta

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 | 34               |
| Zoning         | R-1              |

### **Listing Details**

Listing Office            Sunland Realty Corp.

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