

# \$395,000 - 1110 Nanton Avenue, Crossfield

MLS® #A2217292

**\$395,000**

4 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

Very affordable home located in the town of Crossfield. This home offers 3 bedrooms on the main level with a full bathroom and a 2pc ensuite. This home features large living room windows that allows for tons of sunlight. There is a fireplace in the living room but does not pass the WETT Inspection. Some upgrades needed here as the carpet is older and there is no flooring in the basement. The kitchen features newer linoleum and the appliances are newer. There is a rear entrance off of the kitchen that leads to the lower level laundry area. The basement features a large rec room area and a bedroom. There is no flooring in the rec room or bedroom. This home has a great setup for a mother in law suite. There is also a 3 piece bath room with a shower stall. The HE furnace was replaced in April 2024. The shingles have been replaced within the last few years. This home is located in a mature area of town. There is a double detached garage and a large concrete parking pad. This is an affordable great family home! Call today to see this weekend!!

Built in 1977

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217292  |
| Price     | \$395,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,064       |
| Acres          | 0.14        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1110 Nanton Avenue |
| Subdivision | NONE               |
| City        | Crossfield         |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0M0S0             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Central Vacuum                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Wood Burning                             |
| Has Basement      | Yes                                      |
| Basement          | Full, Partially Finished                 |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                6  
Zoning                              R1

**Listing Details**

Listing Office                    RE/MAX ACA Realty

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