

**1, 900 Ross Street
Crossfield, Alberta**

MLS # A2276345



\$175,000

Division: NONE

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 1,216 sq.ft. **Age:** -

Beds: 3 **Baths:** 2

Garage: Parking Pad

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: N/A

Welcome to this well-maintained and move-in-ready mobile home located in the highly sought-after Crossfield Mobile Estates. Offering 3 bedrooms and 2 bathrooms, this home features a functional and well-designed layout, ideal for first-time buyers, downsizers, or anyone seeking affordable living in a well-managed community. The spacious primary bedroom includes a private ensuite and two closets, while the additional bedrooms are well sized and versatile. In addition to the two bathrooms, the home also offers an extra sink located in a separate area with rough-ins for an additional toilet. The kitchen is both practical and inviting, complete with a pantry, brand-new dishwasher, new kitchen faucet, and a built-in desk area—perfect for a home office or homework space. Numerous updates add peace of mind, including a newer furnace (approximately 2 years old), hot water tank (about 5 years old), roof replaced roughly 10 years ago with asphalt shingles, new heat tape installed underneath, and a newer washing machine. Outside, you'll enjoy a deck and storage shed, offering great outdoor space and additional storage. The lot fee provides excellent value and includes water, snow removal from the pad, and garbage service. Located in the welcoming community of Crossfield and known for strong management, this home is a great opportunity to own a well-cared-for property in a desirable location.