

**207, 1010 Railway Street
Crossfield, Alberta****MLS # A2281830****\$169,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CBD
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks		

Inclusions: NA

Nestled in the charming town of Crossfield, this two-bedroom condo resides on the second floor of its complex. Perfect for first-time homeowners or as an addition to your investment portfolio, this unit boasts an open floor plan, facilitating seamless entertaining while preparing meals in the kitchen. With the bedrooms strategically placed on opposite ends of the unit, privacy is ensured. Situated downtown, you'll have convenient access to all that Crossfield has to offer. Merely a 15-minute drive to Airdrie and 30 minutes to Calgary, you can relish in the tranquility of small-town living while remaining close to essential amenities. Experience the charm of rural life by scheduling a showing with your realtor today. Quick possession available!