



# 1018 Smith Avenue Crossfield Alberta

\$749,500

LEGAL UP/DOWN DUPLEX located just off main street. Conveniently located close to shopping, dental office, pharmacy, doctors office and restaurants. 1018 A (upper unit) is 996 square feet and features 2 bedrooms plus den, a large living room/dining room, bright sunny kitchen with sky light, 4 piece bath and laundry room with separate entrance to the designated private back yard. 1018 B ( lower unit) is 996 square feet and features 9 foot ceilings, large windows through out, living room, kitchen with eating area, 3 bedrooms, 4 piece bath and laundry area with back door entrance to the designated private back yard. The primary bedroom features a 3 piece ensuite bath. The home is located on a large WBD ( West Downtown Business District ) which offers numerous commercial permitted uses plus many added discretionary uses. Excellent opportunity for owner occupied/business use, rental property or multi generational opportunity. Unique residential property with authorized commercial guidelines are rarely available. Walking distance to schools and parks add to the amenities of this property (id:6769)

Other 6.67 Ft x 6.08 Ft  
 Living room 10.00 Ft x 9.75 Ft  
 Dining room 8.33 Ft x 7.00 Ft  
 Kitchen 10.00 Ft x 8.75 Ft  
 Primary Bedroom 10.83 Ft x 7.42 Ft  
 Bedroom 11.00 Ft x 6.67 Ft  
 Bedroom 14.75 Ft x 6.58 Ft  
 Other 7.50 Ft x 4.75 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Furnace 7.42 Ft x 6.17 Ft  
 Other 6.00 Ft x 5.00 Ft  
 Living room 18.83 Ft x 12.75 Ft  
 Dining room 11.17 Ft x 6.83 Ft  
 Kitchen 13.08 Ft x 10.33 Ft  
 Primary Bedroom 10.67 Ft x 8.25 Ft  
 Bedroom 10.00 Ft x 7.58 Ft  
 Office 7.33 Ft x 7.00 Ft  
 Laundry room 7.50 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Landan Real Estate



**Real Estate Professionals Inc.**

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