

\$470,000 - 245 Ellen Way, Crossfield

MLS® #A2246245

\$470,000

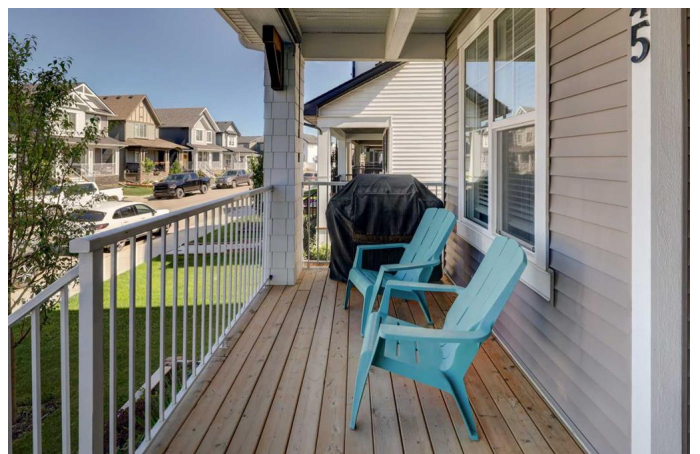
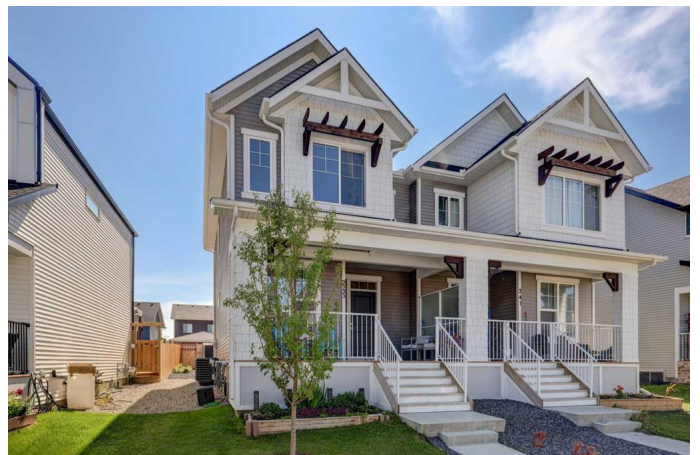
3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.07 Acres

NONE, Crossfield, Alberta

Welcome to this beautifully designed, nearly new 1456 sqft 3 bedroom, 2 ½ bath home in Crossfield. Perfect for first-time buyers, growing families, or savvy investors and featuring a main floor office space perfect for working from home, upper bonus room, main floor laundry and some super nice features throughout. The open-concept floorplan features a gorgeous main floor office space with vinyl plank flooring and 9' ceilings throughout, a bright kitchen with a gas stove, deep farm-house style sink, pantry, quartz counters and good-sized island. The good-sized dining area flows into the living room that overlooks the backyard and a convenient laundry room with storage. Upstairs you'll find 3 spacious bedrooms and a comfortable bonus room perfect for movie nights. The primary suite offers a bright walk-in closet and a 3pc ensuite with a fully tiled shower and quartz counters. The unfinished basement is awaiting your development ideas and is a great opportunity to add more living space. Outside there's a lovely front west facing porch with a sunshade, large back deck, nice low maintenance landscaping, huge extra deep 24' x 18' parking pad ready for a garage build and alley access. Don't miss this opportunity to purchase this lovely nearly new half-duplex in Crossfield.

Built in 2021



Essential Information

MLS® #	A2246245
Price	\$470,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	245 Ellen Way
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	R-2

Listing Details

Listing Office	Evolve Realty
----------------	---------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.