

409 CRESCENT AV SE



Class:	Detached	Area:	High River
Type:	Detached	Nearest Town:	
Style:	Bungalow	Community:	Southeast Central High River HRSEC
Year Built:	1967	Postal Code:	T1V 1J2
LINC #:	0014593744	Condo Type:	Not a Condo
Legal Plan:	1792JK	Possession:	/Immediate
	Blk: 3		Lot: 3
Land Use:	TND	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$3,437/2018
Conform Rpt:		Local Imp Amt:	0
Restrictions:	None Known	HOA:	No
		Condo Fee:	

Opportunity knocks - Priced \$83,000 UNDER assessed value!! Build some equity by renovating this excellent bungalow on a huge corner lot, a short walk to both the Bob Snodgrass Recreation Complex & the 12th Ave shops & restaurants! Mature trees and shrubs to the front. Huge covered deck to the rear. Two sheds. A 22 ft x 26 ft detached garage & RV parking too and still plenty of space for the kids to play. Inside, the home benefits from a huge living room with built in units & a fireplace. The kitchen is open plan with a large dining area. The main floor also features a master bedroom with a 2 pc en-suite plus two good sized child bedrooms & a 4 pc family bathroom. The basement has a large family room with a further fireplace, plus a hobby room, a room that would make a good exercise area & another that would make a good cold store room. There's also plenty of storage in the utility/laundry area. COME VIEW THE 3D TOUR!

Rooms & Measurements

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	Bedrooms A/T: 3/3 Rms Abv: 6 F/H Baths: 1/1					
Dining Rm	5.5X4.0	17'11"X13'3"	M	Kitchen	4.6X3.2	15'0"X10'6"	M		2P	3P	4P	5P	6P
Living Rm	8.2X4.3	27'0"X14'0"	M	Mstr Bed	3.5X3.3	11'5"X10'8"	M	Baths:	0	0	1	0	0
Bedroom	3.6X3.0	11'11"X9'11"	M	Bedroom	3.6X2.7	11'11"X8'11"	M	EnSt Bth:	1	0	0	0	0
Family Rm	7.9X3.9	26'0"X12'8"	B	Hobby Rm	4.1X3.5	13'6"X11'5"	B	<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
Other	4.1X2.9	13'6"X9'7"	B					Main:	151.52	1,631			
								Upper:					
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	151.52	1,631			

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	2	Fuel:	Wood Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Stucco	Frntg X Depth:	19.8x43		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Laminate Flooring, Linoleum		
Front Exp:	North				
Garage Dim:	22'0" x 26'0"				
Parking:	8/Double Garage Detached, Heated, Over Sized, RV Parking				
Features:	Deck, Handyman Special, Vaulted Ceiling, Wall Unit-Built-In, Windows - Wood				
Site Influences:	Back Lane, Corner, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, Treed Lot				
Goods Included:	None				
Goods Excluded:					
HOA Fee Incl:					

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Bank/Financial Institution Owned

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).