

\$539,900 - 1246 Osler Avenue, Crossfield

MLS® #A2232630

\$539,900

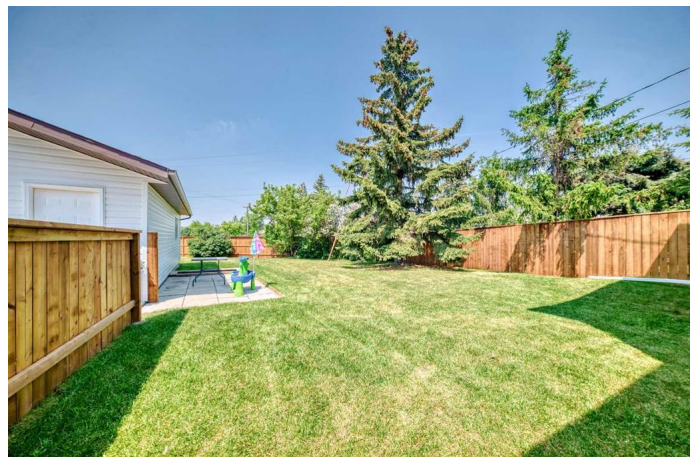
5 Bedroom, 3.00 Bathroom, 1,182 sqft

Residential on 0.26 Acres

NONE, Crossfield, Alberta

MASSIVE LOT 11,312 SF â€“ BEAUTIFULLY
UPDATED - HUGE (HEATED/220)
DETACHED GARAGE - 5 BEDROOMS - 3
BATHROOMS â€“ RV/TRAILER PARKING.

This beautiful, modern updated home is situated on one of the LARGEST LOTS in Crossfield, spanning a massive 11,312 SF, with a huge (heated/220 plug), detached garage/workshop, with RV/Trailer parking, and brand new fences, on a quiet, mature street, in the safe & friendly town of Crossfield! This rare gem offers everything you could want, starting with a bright, spacious front living room with huge windows that floods the space with natural light. The layout flows up into a cozy dining area and a functional updated kitchen featuring ample counter space, refreshed counters, plenty of cabinet space and access to your large side deck. The primary bedroom includes a convenient 2-piece ensuite, while two additional, generously sized bedrooms share a beautifully completely renovated 4-piece bathroom. The lower level boasts a huge living area perfect for movie nights or hosting guests. Two additional bedrooms and a full 4-piece bathroom make it ideal for a guest suite or separate living space, while the large laundry and storage room adds even more functionality. Recent upgrades include NEW WINDOWS in 2022, NEW UPPER FLOOR INTERIOR DOORS, all NEW FENCING around the ENTIRE PROPERTY including RV GATES for TRAILER PARKING. Also, the HOT WATER TANK, FURNACE &



SHINGLES were replaced in 2017! Step outside into your private dream backyard, featuring towering pine trees, a brick fire pit, more green space then you could ever ask for and a large shedâ€”all offering serenity, extra storage, and a perfect place to relax or entertain. Parking is unbeatable with a massive driveway/parking pad and a fully finished, heated, massively oversized, double garage/workshop (built in 2008), that combined comfortably fits six vehiclesâ€”ideal for the at-home mechanic or car lover. This is truly a once-in-a-lifetime opportunity to own a home that has it allâ€”space, style, and unmatched functionalityâ€”so donâ€™t wait, book your private showing today!

Built in 1982

Essential Information

MLS® #	A2232630
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,182
Acres	0.26
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	1246 Osler Avenue
Subdivision	NONE
City	Crossfield
County	Rocky View County
Province	Alberta

Postal Code T0M 0S0

Amenities

Parking Spaces 6

Parking 220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, See Remarks, Workshop in Garage

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Partial, Crawl Space

Exterior

Exterior Features Fire Pit, Other, Private Yard, RV Hookup, Storage

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 5

Zoning R-1C

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.