



GRASSROOTS
REALTY GROUP

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706 HAMMOND Drive N
Fox Creek, Alberta

MLS # A2233573



\$232,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Asphalt, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, City Lot, Few Trees, Front		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1B
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: 2 sheds

Charming Family Home in Desirable Neighborhood Welcome to a rare opportunity to own a well-maintained home that has never before hit the market. This one-owner residence, built in 1980, boasts an impressive 1146 sq. ft. of quality living space situated on a spacious 70 x 130-foot lot that backs onto a serene green space, ensuring privacy with no neighbors behind. This charming home features three bedrooms upstairs, one downstairs, an additional office space or flex room, with ample space for family living. The kitchen is a cook's delight, offering an abundance of cabinets and counter space, along with a cozy eat-in area. The beautifully landscaped front yard is visible through large windows in the bright and airy living room, creating a welcoming atmosphere. The Living room, hall way and primary Suite has fabulous hardwood floors. The primary suite is spacious and ready for a potential ensuite addition, giving you the opportunity to customize it to your liking. The basement includes a large family room/rec room with a wood-burning fireplace, an additional bedroom, office or flex space, perfect for guests or leisure activities. A 2-piece bathroom on this level with plenty of room for a shower or tub and shower can be completed by the new owners. The basement level offers a great opportunity for enhancement, allowing you to customize the space to suite your personal style and needs. With some thoughtful updates, it can become a charming extension of the home. The yard is truly the pride and joy of this property, featuring a stunning landscape with pear, apple, and plum trees, as well as crab apple trees. Enjoy outdoor living on the expansive 14 x 14 deck, surrounded by beautiful flowers, including daffodils, daylilies, and more. A charming patio area at the bottom of the deck invites relaxation, while the heated 16 x 30 garage provides ample space for vehicles and

hobbies. Included is a fridge, stove, dishwasher, microwave, washer, and dryer, all window coverings (2) sheds, gas to the Deck for BBQ. No animal, no smoking home. This well-loved home reflects pride of ownership at every turn. Don't miss your chance to make it yours!