



**GRASSROOTS**  
REALTY GROUP

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407 7 ave  
Fox Creek, Alberta

MLS # A2236174



**\$269,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Multiple Driveways, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island		

Inclusions: n/a

NEVER EVER HAS THERE BE A HOME THAT HAS HAD SO MANY UP GRADES... Up graded roof, siding, windows, flooring, wiring with pot lights in kitchen and living room, appliances with 2 door oven. Loads of cupboards with large center island for your family to gather around. So much counter shape in this beautiful kitchen. Master bedroom is larger than most to accommodate your king size bed. Newer bathroom with soaker tub and white tiles to ceiling. Second bath has new shower. Large family room down stairs , efficiency furnace, 50-gal water heater with filter system ,100-amp breaker box. Newer washer dryer comes with home. Outside you have a cement RV pad with access to your large back yard. Not one but 2 decks ..Your front one is great for your morning coffee back deck is huge and ready for your family BBQ this summer. Heated garage with side door to kitchen so you can just go right on in to your new home. THERE IS ABSOLUTELY NOTHING TO BE DONE TO THIS HOME, JUST MOVE ON IN!!