



**GRASSROOTS**  
REALTY GROUP

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811 7 st  
Fox Creek, Alberta

MLS # A2241078



**\$285,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: SHEDS

A Rare Gem in Fox Creek. This exceptional, IMMACULATE, well cared for home with everyday functionality. Located in a quiet neighborhood, this property has been well maintained outside also with a huge yard, garden beds and a work/hobby shed to be enjoyed year-round. Large kitchen with wrap around counters, loads of cupboards with pull out draws. Newer stove, new dishwasher and fridge all staying with home. Kitchen is open to dining room and has a door that goes right on to the large deck for your summer time enjoyment. Warm and inviting living room, large window that opens to let lots of sunshine in. Just down the hall you will find your master bedroom to the back of home with a 12' bath. Two more bedrooms with a full bathroom. Down stairs has larger windows so you won't feel like you are in the basement. Family room is large and has a pellet stove to warm your home in the cold winter months. 34' Bathroom ,laundry room and side storage room has plenty of storage and another bank of cupboards for all your extra groceries &hellip;Step outside to a large, fenced backyard, the perfect spot for morning coffee or evening relaxation. The heated garage, oversized driveway, and RV parking offer convenience for every lifestyle. UP GRADES TO THIS HOME ARE -NEWER WINDOWS, SHINGLES,SIDING,WIRING,NEW AMP BREAKER BOX,FLOORING,FURANCE AND WATER HEATER,WATER FILTER SYSTEM TO A CHAIN LINK FENCE This home truly checks all the boxes&mdash;don't miss your chance to make it yours!