



**706 HAMMOND Drive N**  
**Fox Creek, Alberta**

**MLS # A2268361**



**\$232,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

**Inclusions:** N/A

WELCOME TO YOUR FOREVER HOME BACKING ON TO GREENZONE !! LOCATION IS THE NUMBER ONE RULE IN REAL-ESTATE. You have a park in your own back yard with different kinds of apple, pear and crabapple trees backing on to green zone and plum trees in the front yard. Large gate for you to access the green zone for all your hiking, biking, snowmobiling & quading. 2 sheds for all your toy storage. It is like living in the country with town amenities. Your home has 3 bedrooms & 1 full bathroom, large living room with bay window, hardwood flooring, the kitchen has loads of counter space with lots of cupboards and a side pantry. Kitchen comes with fridge, stove, dishwasher and microwave. Dining room has Patio doors to a smaller deck. Just off the back door you will find a large deck where you can enjoy your morning coffee or a family BBQ. Down stairs you have a huge family room with a wood burning fireplace to keep you cozy and warm this winter. You have 1 more bedroom, 1/2 bath and office.. ALL YOUR MAJOR HOME UP GRADES ARE DONE FOR YOU. Newer furnace, newer water heater, outside has stucco siding, newer shingles, some newer windows. All you may want to do is upgrade your flooring downstairs this winter. Heated 30 by 16 finished garage with hot and cold-water taps. Copper wiring throughout home. This home has been LOVED by the same family since she was built in 1980. No smoking or pets just a wonderful home waiting for a new family to move into and enjoy the home and yard.