



525 4 Avenue
Fox Creek, Alberta

MLS # A2294653



\$289,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers		

Inclusions: Town garbage can

This Fox Creek property is a clean, well-maintained 5-bedroom home. The layout includes 3 bedrooms on the main level and 2 bedrooms downstairs, with a rear entry that leads directly to the basement for easy access. This setup makes the property an ideal choice for a large family or a high-functioning crew house. The upper level features 3 newer triple-paned windows (in 2025) facing the front of the house and new vinyl windows upstairs. The interior has been refreshed with new paint, new trim, and durable tiled floors. In the kitchen, you will find an induction stove and a microwave hood fan that vents directly to the outside. The laundry room includes a new washer and dryer set from 2023. The basement bedrooms are equipped with proper egress windows for safety. The large family room in the basement has existing electrical in place to support a microwave and additional fridge, with access to plumbing right behind it. A dri-core subfloor and new flooring have been installed throughout the basement to help keep your feet warmer. Outside, the shingles are approximately 10 years old, and the rear of the property features a large concrete RV parking pad. This very large lot is 7700 sq' in size. A move-in-ready home that has been carefully looked after and updated where it matters most.