



GRASSROOTS
REALTY GROUP

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712 3 Avenue
Fox Creek, Alberta

MLS # A2178255



\$264,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

This charming 4-bedroom, 2-bath bungalow boasts a durable metal roof and is perfect for families. The open living and dining room lead to a well-appointed kitchen with stainless appliances, including a fridge, stove, and dishwasher. For clean, purified water, it features a water purification system. Upstairs, you'll find 3 bedrooms and a 4-piece bathroom with tile flooring. The laminate flooring extends into the kitchen, which has laminate counters and a built-in hood fan. The spacious backyard backs onto a school field, offering ample outdoor space with a dog run, a greenhouse, and a large deck. Plus, there's RV parking. In the basement, there's a recreational room, an office, a 3-piece bathroom, and a 4th bedroom. The extra-large utility/laundry room is perfect for handling household chores. The basement features carpet and linoleum, with a large storage area under the stairs. Enjoy cozy evenings with a firepit and wood that stays. This home is a wonderful blend of modern convenience and classic charm.