# \$264,900 - 712 3 Avenue, Fox Creek

MLS® #A2178255

## \$264,900

4 Bedroom, 2.00 Bathroom, 1,138 sqft Residential on 0.21 Acres

NONE, Fox Creek, Alberta

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'II 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.

Built in 1978

#### **Essential Information**

MLS® # A2178255 Price \$264,900

Bedrooms 4
Bathrooms 2.00







Full Baths 2

Square Footage 1,138
Acres 0.21
Year Built 1978

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 712 3 Avenue

Subdivision NONE

City Fox Creek

County Greenview No. 16, M.D. of

Province Alberta
Postal Code T0H 1P0

#### **Amenities**

Utilities Cable Connected, Electricity Connected, Garbage Collection, Natural

Gas Connected, Phone Connected, Sewer Connected, Water

Connected

Parking Spaces 5

Parking Off Street, Parking Pad, RV Access/Parking, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Vinyl Windows, Laminate Counters,

Storage

Appliances Dishwasher, Refrigerator, Washer/Dryer, Microwave Hood Fan,

Stove(s), Water Softener

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Dog Run, Fire Pit, Private Yard

Lot Description Few Trees, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Lawn,

Landscaped, No Neighbours Behind, Rectangular Lot

Roof Metal

Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed November 8th, 2024

Days on Market 355

Zoning R-1B

## **Listing Details**

Listing Office EXIT REALTY RESULTS

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