

# \$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, youâ€™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, thereâ€™s RV parking

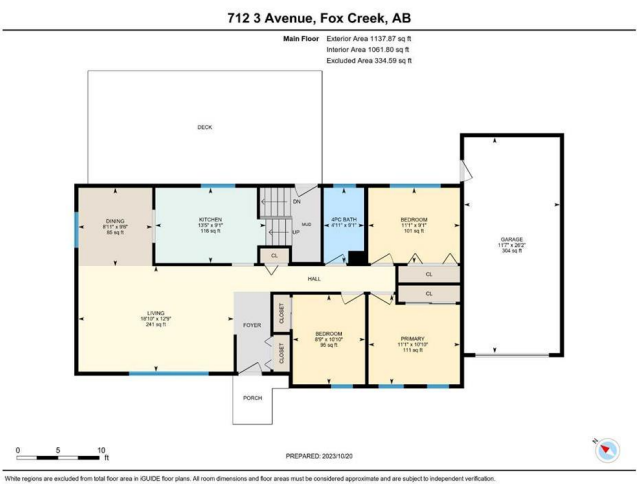
In the basement, thereâ€™s a recreational room, an office, a 3-piece bathroom, and a 4th bedroom. The extra-large utility/laundry room is perfect for handling household chores. The basement features carpet and linoleum, with a large storage area under the stairs.

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 | 334                |
| Zoning         | R-1B               |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|

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