

# \$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.

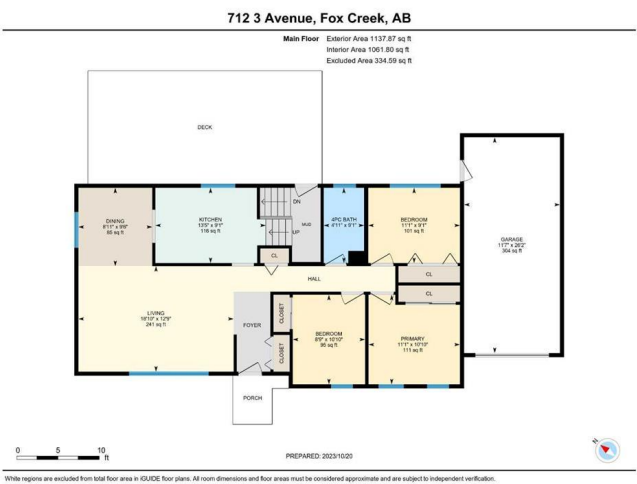
Upstairs, youâ€™™ll find 3 bedrooms and a 4-piece bathroom with tile flooring. The laminate flooring extends into the kitchen, which has laminate counters and a built-in hood fan. The spacious backyard backs onto a school field, offering ample outdoor space with a dog run, a greenhouse, and a large deck. 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	308
Zoning	R-1B

**Listing Details**

Listing Office	EXIT REALTY RESULTS
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