

# \$920,000 - 611 3 Ave, Fox Creek

MLS® #A2183888

**\$920,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.19 Acres

NONE, Fox Creek, Alberta

Centered between Edmonton and Grande Prairie (2 and 1/2 hours, NW of Edmonton and 2 hours from Grande Prairie) Fox Creek is an industrial town predominantly driven by oil and gas. Newly renovated 12 unit apartment for sale in the heart of Fox Creek. This property is perfect for working professionals looking for 2 or 1 bedroom accommodations. Owners self manage this building and take pride in looking after their tenants and property. Recently renovated units with new cabinets, flooring, paint, new asphalt shingled roof in 2022 , some new windows, and upgraded patios. Clean entries and halls. Common area laundry room is available downstairs. Located on a corner lot with paved parking. Well maintained and great curb appeal. Strong investment property. Room for further revenues. Good for new and experienced investors looking to own. 3 furnished suites.

Built in 1970

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2183888     |
| Price      | \$920,000    |
| Bathrooms  | 0.00         |
| Acres      | 0.19         |
| Year Built | 1970         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 611 3 Ave                 |
| Subdivision | NONE                      |
| City        | Fox Creek                 |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1P0                   |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 13  |

## Interior

|         |   |
|---------|---|
| Heating | Baseboard, Boiler, Hot Water, Natural Gas |
| Cooling | None                                      |

## Exterior

|                 |                 |
|-----------------|-----------------|
| Lot Description | Irregular Lot   |
| Foundation      | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 224                 |
| Zoning         | R4                  |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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