

# \$199,000 - 605 6 Avenue, Fox Creek

MLS® #A2186808

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.20 Acres

NONE, Fox Creek, Alberta

Welcome to this charming 3-bedroom home located on a spacious corner lot! As you approach the property, you'll be drawn to its attractive curb appeal, featuring newer vinyl siding and a sleek metal shingle roof with ice rakes, offering added protection during winter months.

Step inside to the main floor, where you'll be greeted by a cozy and inviting atmosphere. New windows throughout the home fill the living spaces with natural light, creating a bright and airy feel. The main floor includes three comfortable bedrooms, perfect for family living or accommodating guests. Adjacent to the bedrooms, you'll find a newly remodeled 4-piece bathroom (2024), providing a modern touch to the home with its fresh updates and stylish design.

The main bathroom was recently renovated and the kitchen offers many opportunities for customization, and the upgraded electrical system provides a solid foundation for any further renovations you may want to undertake, allowing you to personalize these spaces to suit your preferences.

For added convenience, this home features a newer furnace and water heater, ensuring efficient heating and hot water throughout the year. Enjoy the benefits of central vacuum and central air conditioning, making maintenance a breeze and ensuring comfort year-round.



Heading downstairs, you'll find an additional 3-piece bathroom, perfect for guests or as a functional family feature. The unfinished basement offers plenty of potential for future expansion, whether you're looking to create a recreation room, additional bedrooms, or storage space.

Outside, the large corner lot provides plenty of room for outdoor activities, gardening, and relaxation. With RV access, you'll have easy parking and storage for recreational vehicles, making this home ideal for those who love to explore and travel.

This home combines comfort, convenience, and the potential for personalization

Built in 1970

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2186808    |
| Price          | \$199,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,142       |
| Acres          | 0.20        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 605 6 Avenue              |
| Subdivision | NONE                      |
| City        | Fox Creek                 |
| County      | Greenview No. 16, M.D. of |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0H 1P0 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 3  |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Single Garage Attached                                 |
| # of Garages   | 1  |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Central Vacuum, Vinyl Windows        |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | Sep. HVAC Units                      |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Rectangular Lot |
| Roof              | Metal  |
| Construction      | Concrete, Vinyl Siding   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 126               |
| Zoning         | R-1B              |

### Listing Details

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

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