

\$195,000 - 607 7 Avenue, Fox Creek

MLS® #A2199703

\$195,000

3 Bedroom, 2.00 Bathroom, 1,151 sqft
Residential on 0.21 Acres

NONE, Fox Creek, Alberta

****Charming 3-Bedroom Home with Spacious
Yard and Fruit Trees****

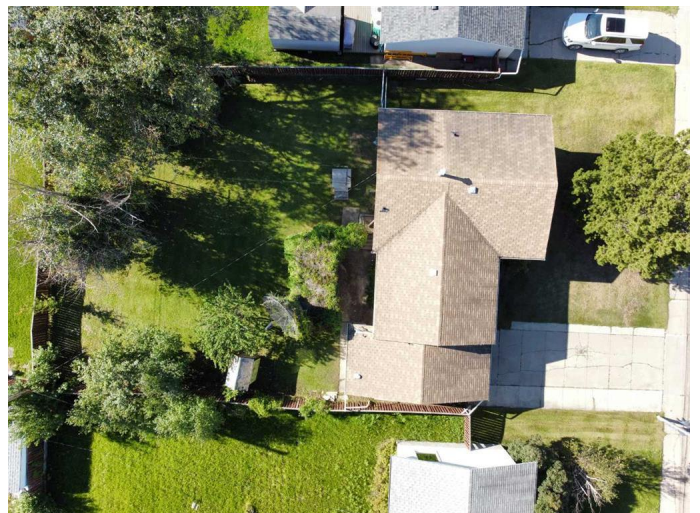
This lovely 3-bedroom home offers a perfect blend of comfort and convenience. The main floor features a bright and airy living room that seamlessly flows into the dining area, ideal for family gatherings. The kitchen, equipped with ample counter space, includes a cozy breakfast table area, perfect for morning meals.

Youâ€™ll find a 4-piece bathroom on the main floor, with a convenient linen closet located just across from it. The backdoor entry includes built-in shelving, offering additional storage space.

Downstairs, the full basement is partially finished, providing additional living space, and includes a utility room and a 3-piece bathroom. A new hot water tank was installed in July 2020, ensuring reliable hot water for years to come.

The large backyard is a true oasis, boasting a variety of fruit trees including apple, pin cherries, choke cherries, and raspberries, along with other mature trees. A spacious private seating area just outside the back door is perfect for outdoor relaxation and entertaining.

The property also includes a single-car garage



(with a new concrete floor) and a large driveway, offering ample parking space. This home is a perfect retreat for those who appreciate nature and the comforts of a well-maintained home.

Built in 1970

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199703 |
| Price | \$195,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,151 |
| Acres | 0.21 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 607 7 Avenue |
| Subdivision | NONE |
| City | Fox Creek |
| County | Greenview No. 16, M.D. of |
| Province | Alberta |
| Postal Code | T0H 1P0 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 3 |
| Parking | Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Vinyl Windows, Wood Windows |
| Appliances | Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 9 |
| Zoning | R1-B |

Listing Details

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

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