

\$305,000 - 716 6 Avenue, Fox Creek

MLS® #A2215886

\$305,000

4 Bedroom, 2.00 Bathroom, 1,142 sqft
Residential on 0.24 Acres

NONE, Fox Creek, Alberta

Welcome to this charming and beautifully maintained house. This lovely home features an inviting main floor with three bedrooms, providing ample space for rest and privacy. The 4-piece main bathroom offers convenience and comfort for the whole family. The living room is adorned with a bay window, allowing natural light to fill the space, creating a warm and welcoming ambiance. The dining room is perfect for hosting meals and gatherings with loved ones. Patio doors lead to a back deck, seamlessly connecting indoor and outdoor living and providing a relaxing space for outdoor entertainment. The kitchen is well-equipped with laminate counters, offering both style and durability. Throughout the main floor, you will find linoleum and laminate floors, adding a modern touch and making maintenance a breeze.

The basement of this house is truly versatile. It features a large recreational room, providing endless possibilities for entertainment, hobbies, or simply unwinding. Stay cozy during colder months with the pellet stove, which adds warmth and ambiance to the space. An additional fourth bedroom offers versatility as a guest room, home office, or flex space to suit your needs. A convenient 3-piece bathroom in the basement ensures functionality and convenience. The large utility and laundry room offer ample space for storage and laundry needs, while the bonus storage room provides additional space to keep belongings



organized and tidy. Continuing the aesthetic, the basement also features lino and laminate floors.

Stepping outside, you'll find a large back deck, perfect for hosting gatherings, barbecues, and enjoying outdoor dining. Additionally, a second deck positioned at the fence line captures abundant sunshine throughout the day, creating a tranquil space for relaxation. The property includes a garden shed measuring 21 FT x 8 FT, providing ample storage for gardening tools and equipment. A workshop measuring 16 FT x 12 FT offers a versatile space for hobbies or DIY projects. With a single-car garage and a massive driveway, parking will never be an issue. The front brick patio area adds an elegant touch to the entrance, while the fully fenced property ensures privacy and security. The property is nicely landscaped with flower gardens, adding beauty and tranquility to the surroundings.

Don't miss the opportunity to make this wonderful house your home. See for yourself and experience the comfort, functionality, and serene atmosphere it offers.

Built in 1970

Essential Information

MLS® #	A2215886
Price	\$305,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,142
Acres	0.24
Year Built	1970
Type	Residential
Sub-Type	Detached

Style Bungalow
Status Active

Community Information

Address 716 6 Avenue
Subdivision NONE
City Fox Creek
County Greenview No. 16, M.D. of
Province Alberta
Postal Code T0H 1P0

Amenities

Parking Spaces 5
Parking Off Street, Single Garage Attached
of Garages 1

Interior

Interior Features Ceiling Fan(s), Laminate Counters, Storage, Sump Pump(s), Suspended Ceiling
Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden
Lot Description Back Yard, City Lot, Garden, Landscaped, Lawn, Street Lighting
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 29th, 2025
Days on Market 62
Zoning r-18

Listing Details

Listing Office EXIT REALTY RESULTS

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