



GRASSROOTS
REALTY GROUP

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401 7 Avenue
Fox Creek, Alberta

MLS # A2224309



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Jetted Tub		

Inclusions:	N/A
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Welcome to this beautifully maintained and thoughtfully updated home, perfect for families and entertaining! Step inside to a spacious living room that offers comfort and versatility, with newer laminate flooring flowing throughout the entire upstairs. The kitchen features modern, updated cabinets that provide both style and functionality. Upstairs, you’ll find three generous bedrooms, including a primary bedroom with its own convenient 2-piece ensuite. The main bathroom boasts a relaxing jetted tub—ideal for winding down after a long day. This home is filled with natural light, thanks to newer vinyl windows upstairs and big windows in the bright, welcoming basement. The extra-large bonus room offers endless possibilities—use it as a playroom, home office, or media space. There’s also a large storage room to keep things organized. Enjoy outdoor living on the impressive 2-tier deck (37’ x 15’), perfect for summer gatherings. Additional highlights include an attached garage, a newer water heater, and new shingles installed in 2017. Don’t miss out on this move-in-ready gem with space, style, and updates throughout!