



GRASSROOTS
REALTY GROUP

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300 Hammond Drive
Fox Creek, Alberta

MLS # A2263460



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Vinyl Windows, Wood Counters		

Inclusions: n/a

Beautifully renovated bungalow in a fantastic location — and now upgraded with brand-new shingles installed in May 2026, a major value-adding improvement that gives buyers peace of mind for years to come. Inside, the home features a newly renovated 4-piece main bath, three bedrooms on the main floor, and an inviting open living and dining area with a partial open-concept kitchen. The dining room includes a stylish accent wall, while the kitchen offers newer appliances, butcher block countertops, and a deep farmhouse-style sink. The primary bedroom is generously sized, and every bedroom includes large closets with built-in organizers. All windows throughout the home have been upgraded. The fully finished basement provides a huge rec room, a large 4th bedroom with a renovated 3-piece ensuite, and a massive laundry/utility/storage room. There's also a flexible open office nook that could easily double as a basement bar. The home is equipped with central vac, and the electrical wiring has been upgraded to current standards. Outside, the property offers a fully fenced backyard, an 8' x 10' shed, and a huge firepit area perfect for entertaining. The garage includes a loft for extra storage. With two driveways, with an RV gate leading into the backyard, parking and access are never an issue. Located just two blocks from a splash park and two blocks from a recreation center, this home combines comfort, convenience, and major recent upgrades — especially the new 2026 shingles — making it move in ready!