



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

805 8 Street
Fox Creek, Alberta

MLS # A2301350



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions:	N/A
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This well-maintained bungalow offers comfort, character, and a long list of valuable updates, making it an ideal home for families or anyone seeking spacious, functional living. Step inside to a heated, fully enclosed front sunroom, perfect for morning coffee or year-round relaxation. The main floor features a sunken, oversized living room with an electric fireplace, creating a warm and inviting atmosphere. A separate dining room with hardwood flooring connects seamlessly to the large galley kitchen, complete with fridge, stove, and dishwasher included. The main level also offers a 4-piece bathroom and three bedrooms upstairs, including a generous primary bedroom with a 2-piece ensuite and a large closet. Downstairs, you’ll find a spacious rec room with an electric fireplace and carpeted flooring, ideal for movie nights or a kids’ play area. The basement also includes massive cold storage, updated bathroom and laundry flooring (2023), and plenty of room for hobbies or future development. Outside, enjoy multiple spaces designed for relaxation and entertainment – a side deck perfect for BBQing, a hot tub, and a firepit area for evenings under the stars. This property blends charm, functionality, and peace of mind with its extensive upgrades and thoughtful layout. A fantastic opportunity to own a move-in-ready bungalow with room to grow.