



**GRASSROOTS**  
REALTY GROUP

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601 3 Street  
Fox Creek, Alberta

MLS # A2306319



**\$389,000**

|           |                                             |        |                   |
|-----------|---------------------------------------------|--------|-------------------|
| Division: | NONE                                        |        |                   |
| Type:     | Residential/House                           |        |                   |
| Style:    | Bungalow                                    |        |                   |
| Size:     | 1,316 sq.ft.                                | Age:   | 2012 (14 yrs old) |
| Beds:     | 4                                           | Baths: | 3                 |
| Garage:   | Double Garage Attached                      |        |                   |
| Lot Size: | 0.19 Acre                                   |        |                   |
| Lot Feat: | Back Yard, Corner Lot, No Neighbours Behind |        |                   |

|             |                                                             |            |      |
|-------------|-------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                  | Water:     | -    |
| Floors:     | Carpet, Laminate, Linoleum                                  | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | -    |
| Basement:   | Full                                                        | LLD:       | -    |
| Exterior:   | Concrete, Wood Frame                                        | Zoning:    | R-1A |
| Foundation: | Poured Concrete                                             | Utilities: | -    |
| Features:   | Breakfast Bar, Central Vacuum, Kitchen Island, Sump Pump(s) |            |      |

Inclusions: none

Step inside to a bright, spacious foyer with 10ft ceilings and immediate access to a convenient 4piece bathroom and the laundry room. A front bedroom sits just off the entry, ideal for guests or a home office. Continue into the open main living area, where large windows fill the space with natural light. The kitchen, dining, and living room flow together seamlessly. The kitchen features a large island with a double sink and dishwasher. There is also an induction stove, builtin microwave, and a bright walkin pantry with a window. Garden doors off the dining area lead to the DuraDeck patio, perfect for outdoor living. The living room is anchored by a cozy gas fireplace. The primary bedroom is tucked privately on the main floor and offers a walkthrough closet to the 3piece ensuite, and direct access to the laundry room for everyday convenience. Head downstairs to the 9ft ceiling basement with dropdown panels, where approximately threequarters of the space is finished. One bedroom is fully completed with a walkthrough closet and access to a large 3piece bathroom. A second basement bedroom is partially finished, with additional open space ready for future development and a dedicated utility room. Mechanical and structural highlights include ondemand hot water, a 50gal tank for infloor heating, reverse osmosis system, water filter, highefficiency furnace (2022), central AC, central vac, 100amp service, and two sump pumps with a highwater alarm. The home also features two exterior taps and a natural gas line for a BBQ. Outside, the property offers graveled RV parking, the yard is fully fenced using chain-link, and an easement behind the home that may become a future alleyway. The attached double garage provides 10ft ceilings and excellent storage options.

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