



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

807 8A Avenue  
Fox Creek, Alberta

MLS # A2320082



**\$482,000**

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                |        |                   |
| Type:     | Residential/House                                                   |        |                   |
| Style:    | Bungalow                                                            |        |                   |
| Size:     | 1,800 sq.ft.                                                        | Age:   | 2013 (13 yrs old) |
| Beds:     | 5                                                                   | Baths: | 4                 |
| Garage:   | Concrete Driveway, Double Garage Attached, Heated Garage, On Street |        |                   |
| Lot Size: | 0.15 Acre                                                           |        |                   |
| Lot Feat: | Back Yard                                                           |        |                   |

|             |                                                                      |            |      |
|-------------|----------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                              | Water:     | -    |
| Floors:     | Laminate, Linoleum                                                   | Sewer:     | -    |
| Roof:       | Asphalt                                                              | Condo Fee: | -    |
| Basement:   | Full                                                                 | LLD:       | -    |
| Exterior:   | Mixed                                                                | Zoning:    | R-1B |
| Foundation: | Poured Concrete                                                      | Utilities: | -    |
| Features:   | French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |      |

Inclusions: NONE

Welcome to this beautifully well-maintained family home.. 5 large bedrooms with 4 full bathrooms..This bright and inviting main floor features spacious living and dining areas. Large kitchen with beautiful quartz counter tops, maple wood cupboards and walk in pantry, appliance cupboard , bay window over the kitchen sink for you to grow your herbs, open dining room to living and kitchen. Newer top of the line fridge, stove & dishwasher. Garden doors to covered deck with lights for your evening entertaining. If you want to add the hot tub, its all set up for this. Main floor laundry new washer & dryer staying with your home, side door to your heated garage. Bright living room with a vaulted window. Newer paint throughout your new HOME. Huge master bedroom with large closet. Master suite with soaker tub and double shower & toilet closet. Great size 2 nd bedroom with large window. Downstairs has huge family room perfect for movie nights, even room for your own gym, roughed in wet bar, 2ND master suite with full bathroom,2 more bedrooms. Water filter system and central air will have you living very comfortably this summer !!! RV parking to both sides of your new HOME.