



GRASSROOTS
REALTY GROUP

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314 8 Street
Fox Creek, Alberta

MLS # A2321584



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,022 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Front Drive, Garage Faces Side, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: 32-62-19-W5

Zoning: R-1B

Utilities: -

Inclusions: window coverings excluding drapery, closet organizers in primary bedroom, two sheds, workbench and cabinets in basement work space, pantry units in kitchen

Welcome to this spacious, lovingly maintained family home situated on a large corner lot in one of Fox Creek's most desirable locations, directly across from the school and close to the playground and golf course. Offering an impressive five bedrooms on the main floor and seven bedrooms in total, this home provides exceptional space for a growing family, multi-generational living, or those who simply appreciate room to spread out. Originally built in 1969 and thoughtfully expanded in 1994, the home grew alongside the family who loved it. The addition nearly doubled the main floor living space, creating the generous 2,022 sq. ft. layout enjoyed today. The current owners have cherished this property since 1982, and their pride of ownership is evident throughout. Major updates include two high-efficiency furnaces, an upgraded electrical panel, updated main floor windows, and shingles replaced in 2012, providing peace of mind for years to come. Step outside and discover what feels like a secret garden. This fully fenced property is a registered wildlife habitat, thoughtfully cultivated to support birds, pollinators, children, and pets. Mature trees, flowering shrubs, established perennials, and winding garden spaces create a peaceful sanctuary that changes beautifully with the seasons. In the summer you'll enjoy fragrant lilacs, roses, raspberries, and fresh apples from the productive apple tree. In the winter, deer quietly visit the yard at dawn and dusk, adding a touch of everyday magic. A 24' x 24' detached garage is insulated, wired, and equipped with a heater, while ample parking is available with concrete parking at the front of the home and an asphalt driveway leading to the garage and rear parking area. Whether you're hosting family gatherings, raising a large family, pursuing hobbies in the wired workshop, or simply looking for a home with exceptional space,

character, and heart, this property is ready for its next chapter and the next family to love it as much as this one has for over four decades.