



**GRASSROOTS**  
REALTY GROUP

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517 9 Street  
Fox Creek, Alberta

MLS # A2323693



**\$168,000**

|           |                                                      |        |                   |
|-----------|------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                 |        |                   |
| Type:     | Residential/Manufactured House                       |        |                   |
| Style:    | Mobile Home-Single Wide                              |        |                   |
| Size:     | 1,494 sq.ft.                                         | Age:   | 1998 (28 yrs old) |
| Beds:     | 3                                                    | Baths: | 2                 |
| Garage:   | Parking Pad                                          |        |                   |
| Lot Size: | 0.36 Acre                                            |        |                   |
| Lot Feat: | Irregular Lot, Lawn, Pie Shaped Lot, Street Lighting |        |                   |

|             |                                                                                                                                 |            |                                                     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------|
| Heating:    | Forced Air                                                                                                                      | Water:     | Public                                              |
| Floors:     | Carpet, Laminate, Linoleum                                                                                                      | Sewer:     | Public Sewer                                        |
| Roof:       | Asphalt Shingle                                                                                                                 | Condo Fee: | -                                                   |
| Basement:   | None                                                                                                                            | LLD:       | -                                                   |
| Exterior:   | Vinyl Siding                                                                                                                    | Zoning:    | R-MHS                                               |
| Foundation: | Piling(s)                                                                                                                       | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features:   | Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |            |                                                     |
| Inclusions: | Garden Shed                                                                                                                     |            |                                                     |

This extensively updated 1,494 sq. ft. home offers modern comfort, a bright open layout, and a long list of major upgrades. Step into the spacious foyer and move into the vaulted-ceiling living room, where natural light fills the space from the large front windows and new skylight. The open concept continues into the kitchen and dining area, complete with generous cabinetry, a pantry, and a full appliance package – fridge, stove, dishwasher, and microwave included. The primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms and a second full bathroom sit on the opposite end of the home for ideal separation. The laundry room is conveniently located off the kitchen with direct access to the deck. Major renovations bring peace of mind, including all new plumbing, new bathroom fixtures, new toilets, a new roof, new skylight, new eavestrough, and new skirting. A water softener, plus included washer and dryer, make the home fully move-in ready. Outside, enjoy a large yard, a 10' x 12' shed, and a great outdoor living space on the deck, complete with a gas line for your BBQ. The property also features a two-car driveway and a 9' RV gate, offering excellent access and parking for trailers or recreational vehicles.