

# \$199,000 - 605 6 Avenue, Fox Creek

MLS® #A2186808

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.20 Acres

NONE, Fox Creek, Alberta

Welcome to this charming 3-bedroom home located on a spacious corner lot! As you approach the property, you'll be drawn to its attractive curb appeal, featuring newer vinyl siding and a sleek metal shingle roof with ice rakes, offering added protection during winter months.

Step inside to the main floor, where you'll be greeted by a cozy and inviting atmosphere. New windows throughout the home fill the living spaces with natural light, creating a bright and airy feel. The main floor includes three comfortable bedrooms, perfect for family living or accommodating guests. Adjacent to the bedrooms, you'll find a newly remodeled 4-piece bathroom (2024), providing a modern touch to the home with its fresh updates and stylish design.

The main bathroom was recently renovated and the kitchen offers many opportunities for customization, and the upgraded electrical system provides a solid foundation for any further renovations you may want to undertake, allowing you to personalize these spaces to suit your preferences.

For added convenience, this home features a newer furnace and water heater, ensuring efficient heating and hot water throughout the year. Enjoy the benefits of central vacuum and central air conditioning, making maintenance a breeze and ensuring comfort year-round.



Heading downstairs, you'll find an additional 3-piece bathroom, perfect for guests or as a functional family feature. The unfinished basement offers plenty of potential for future expansion, whether you're looking to create a recreation room, additional bedrooms, or storage space.

Outside, the large corner lot provides plenty of room for outdoor activities, gardening, and relaxation. With RV access, you'll have easy parking and storage for recreational vehicles, making this home ideal for those who love to explore and travel.

This home combines comfort, convenience, and the potential for personalization

Built in 1970

**Essential Information**

MLS® #	A2186808
Price	\$199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,142
Acres	0.20
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	605 6 Avenue
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of

Province	Alberta
Postal Code	T0H 1P0

### Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 7th, 2025
Days on Market	124
Zoning	R-1B

### Listing Details

Listing Office	EXIT REALTY RESULTS
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.