

\$195,000 - 607 7 Avenue, Fox Creek

MLS® #A2199703

\$195,000

3 Bedroom, 2.00 Bathroom, 1,151 sqft
Residential on 0.21 Acres

NONE, Fox Creek, Alberta

****Charming 3-Bedroom Home with Spacious
Yard and Fruit Trees****

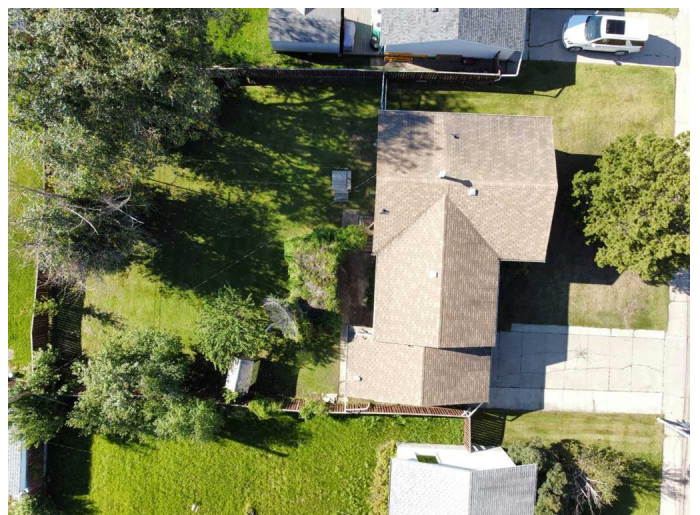
This lovely 3-bedroom home offers a perfect blend of comfort and convenience. The main floor features a bright and airy living room that seamlessly flows into the dining area, ideal for family gatherings. The kitchen, equipped with ample counter space, includes a cozy breakfast table area, perfect for morning meals.

Youâ€™ll find a 4-piece bathroom on the main floor, with a convenient linen closet located just across from it. The backdoor entry includes built-in shelving, offering additional storage space.

Downstairs, the full basement is partially finished, providing additional living space, and includes a utility room and a 3-piece bathroom. A new hot water tank was installed in July 2020, ensuring reliable hot water for years to come.

The large backyard is a true oasis, boasting a variety of fruit trees including apple, pin cherries, choke cherries, and raspberries, along with other mature trees. A spacious private seating area just outside the back door is perfect for outdoor relaxation and entertaining.

The property also includes a single-car garage



(with a new concrete floor) and a large driveway, offering ample parking space. This home is a perfect retreat for those who appreciate nature and the comforts of a well-maintained home.

Built in 1970

Essential Information

MLS® #	A2199703
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	607 7 Avenue
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1P0

Amenities

Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Wood Windows
-------------------	---

Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	27
Zoning	R1-B

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.