

\$329,000 - 718 6 Avenue, Fox Creek

MLS® #A2155372

\$329,000

4 Bedroom, 4.00 Bathroom, 3,240 sqft
Residential on 0.24 Acres

NONE, Fox Creek, Alberta

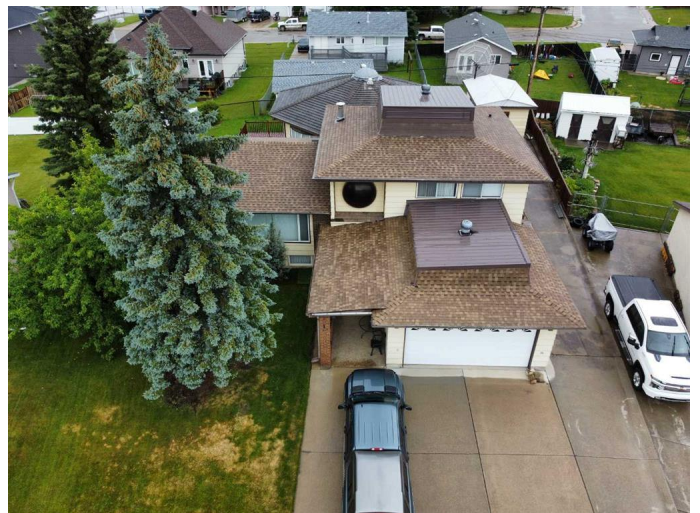
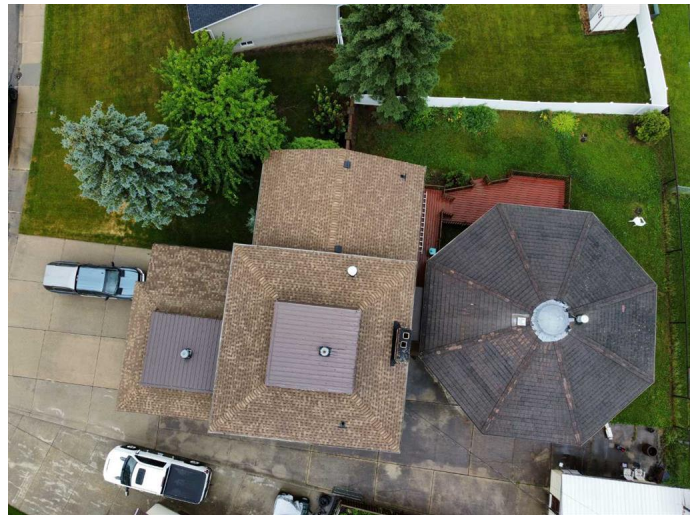
Welcome to this expansive 4,023 square foot home, offering a blend of luxury and practicality. The residence features a 20' x 22' attached garage, with additional parking available in the massive driveway and a single detached garage for your recreational vehicles.

Step through the grand double oak doors into a spacious foyer with a massive coat closet. The main floor boasts a formal sitting room, a large kitchen with a breakfast area, a formal dining room, and a convenient 2-piece bath. The second seating area by the dining room features a cozy fireplace, perfect for relaxing evenings. Access the impressive 22' x 33' deck from either the kitchen or the family room, ideal for outdoor entertaining.

Upstairs, the large primary bedroom offers a walk-in closet, a 3-piece ensuite, and balcony doors for private outdoor access. A second bedroom and a 3-piece main bath with a huge soaking tub complete the upper level.

The lower level hosts two additional bedrooms, one of which includes its own living room with a fireplace, providing a private retreat. There is also a 3-piece bathroom, a utility/boiler room, and extra storage space with 5-foot ceilings.

For entertainment, the home features a massive octagon recreation room with a built-in hot tub and wet bar, complemented by



a 3-piece bath. A large laundry room adds to the home's functionality.

The oak exterior wood doors, full intercom system, and stereo system enhance the home's sophistication. While some upgrades are needed, this home is a must-see to truly appreciate its potential.

Outside, the multi-level deck in the backyard and the large front covered entrance complete this impressive property.

Built in 1974

Essential Information

MLS® #	A2155372
Price	\$329,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,240
Acres	0.24
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	718 6 Avenue
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H1P0

Amenities

Parking Spaces	5
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Parking Double Garage Attached, Parking Pad, RV Access/Parking, Single Garage Detached

of Garages 2

Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Natural Woodwork, Skylight(s), Soaking Tub, Wet Bar, Wired for Sound

Appliances Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Trash Compactor, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings

Heating Boiler

Cooling Central Air, Partial

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Lawn, Irregular Lot, Street Lighting

Roof Asphalt, Metal

Construction Concrete, Mixed

Foundation Poured Concrete

Additional Information

Date Listed August 5th, 2024

Days on Market 248

Zoning R-18

Listing Details

Listing Office EXIT REALTY RESULTS

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