

# \$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 Dishwasher, 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, Corner Lot, Front Yard, Lawn, Landscaped, Rectangular Lot, City Lot  
Roof Metal  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed January 7th, 2025  
Days on Market 102  
Zoning R-1B

### Listing Details

Listing Office EXIT REALTY RESULTS

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