

**401 7 Avenue
Fox Creek, Alberta**

MLS # A2224309



\$299,000

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,254 sq.ft. **Age:** 1975 (51 yrs old)

Beds: 4 **Baths:** 1 full / 1 half

Garage: Parking Pad, Single Garage Attached

Lot Size: 0.18 Acre

Lot Feat: Corner Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: R-1B

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, Jetted Tub

Inclusions: N/A

Welcome to this beautifully maintained and thoughtfully updated home, perfect for families and entertaining! Step inside to a spacious living room that offers comfort and versatility, with newer laminate flooring flowing throughout the entire upstairs. The kitchen features modern, updated cabinets that provide both style and functionality. Upstairs, you'll find three generous bedrooms, including a primary bedroom with its own convenient 2-piece ensuite. The main bathroom boasts a relaxing jetted tub—ideal for winding down after a long day. This home is filled with natural light, thanks to newer vinyl windows upstairs and big windows in the bright, welcoming basement. The extra-large bonus room offers endless possibilities—use it as a playroom, home office, or media space. There's also a large storage room to keep things organized. Enjoy outdoor living on the impressive 2-tier deck (37' x 15'), perfect for summer gatherings. Additional highlights include an attached garage, a newer water heater, and new shingles installed in 2017. Don't miss out on this move-in-ready gem with space, style, and updates throughout!