

**525 6 Avenue  
Fox Creek, Alberta**

**MLS # A2248948**

**\$250,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Storage		

**Inclusions:** n/a

Welcome to this charming and well-appointed bungalow that offers space, functionality, and outdoor living at its finest. Situated on a generous lot, this home features a 3- vehicle driveway with ample parking—including dedicated RV access to the backyard and a 30-amp RV plug tucked under the rear deck. Inside, the main floor boasts three comfortable bedrooms, a large 4-piece bathroom, and a bright, expansive living room perfect for relaxing or entertaining. The separate dining room opens onto a large rear deck, ideal for summer BBQs and gatherings. The kitchen comes equipped with all essential appliances: fridge, stove, dishwasher. Step outside to enjoy the fenced backyard, complete with a rock crusher cone firepit, large garden area, and plenty of space for pets, play, or peaceful evenings under the stars. The single attached garage adds convenience and storage. Downstairs, the fully developed basement offers incredible flexibility with a very large bedroom, a second bedroom, a dedicated office, and even a possible second office or hobby room. You'll also find a 3-piece bathroom, laundry/utility room, cold storage room, and under-stair storage. Whether you're a growing family, a work-from-home professional, or someone who loves to entertain and garden, this home checks all the boxes.