

# \$269,000 - 718 6 Avenue, Fox Creek

MLS® #A2155372

**\$269,000**

4 Bedroom, 4.00 Bathroom, 3,240 sqft

Residential on 0.24 Acres

NONE, Fox Creek, Alberta

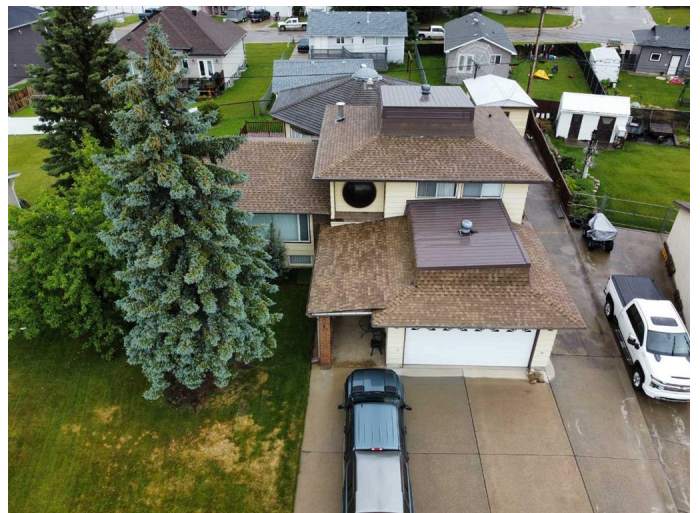
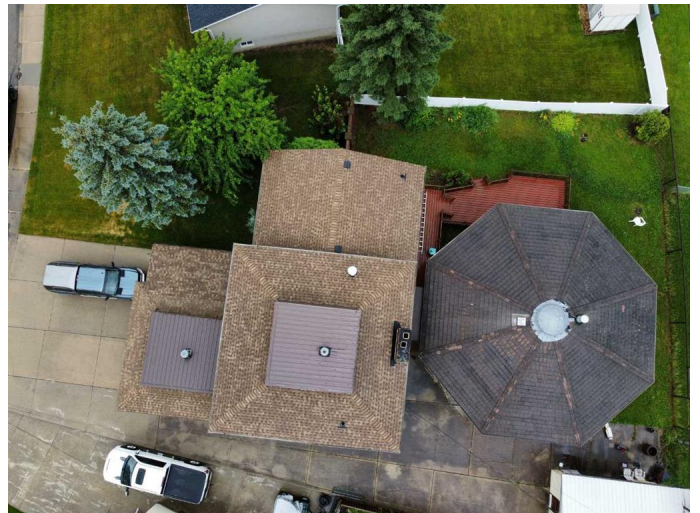
Welcome to this expansive 4,023 square foot home, offering a blend of luxury and practicality. The residence features a 20' x 22' attached garage, with additional parking available in the massive driveway and a single detached garage for your recreational vehicles.

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	\$269,000
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
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# of Garages	2
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### Interior

Interior Features	High Ceilings, Kitchen Island, Soaking Tub, Bar, Built-in Features, Ceiling Fan(s), Chandelier, Natural Woodwork, Skylight(s), Wet Bar, Wired for Sound
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Appliances	Dishwasher, Wall/Window Air Conditioner, Bar Fridge, Built-In Oven, Electric Cooktop, Garage Control(s), Trash Compactor, Washer/Dryer, Window Coverings
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Heating	Boiler
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Cooling	Central Air, Partial
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Wood Burning
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Has Basement	Yes
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Basement	Full, Finished
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### Exterior

Exterior Features	None
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Lot Description	Irregular Lot, Lawn, Street Lighting
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Roof	Asphalt, Metal
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Construction	Concrete, Mixed
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Foundation	Poured Concrete
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### Additional Information

Date Listed	August 5th, 2024
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Days on Market	368
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Zoning	R-18
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### Listing Details

Listing Office	EXIT REALTY RESULTS
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