

\$232,500 - 706 Hammond Drive N, Fox Creek

MLS® #A2233573

\$232,500

4 Bedroom, 2.00 Bathroom, 1,146 sqft

Residential on 0.21 Acres

NONE, Fox Creek, Alberta

Charming Family Home in Desirable
Neighborhood

Welcome to a rare opportunity to own a well-maintained home that has never before hit the market. This one-owner residence, built in 1980, boasts an impressive 1146 sq. ft. of quality living space situated on a spacious 70 x 130-foot lot that backs onto a serene green space, ensuring privacy with no neighbors behind.

This charming home features three bedrooms upstairs, one downstairs, an additional office space or flex room, with ample space for family living. The kitchen is a cook's delight, offering an abundance of cabinets and counter space, along with a cozy eat-in area. The beautifully landscaped front yard is visible through large windows in the bright and airy living room, creating a welcoming atmosphere. The Living room, hall way and primary Suite has fabulous hardwood floors.

The primary suite is spacious and ready for a potential ensuite addition, giving you the opportunity to customize it to your liking. The basement includes a large family room/rec room with a wood-burning fireplace, an additional bedroom, office or flex space, perfect for guests or leisure activities. A 2-piece bathroom on this level with plenty of room for a shower or tub and shower can be completed by the new owners. The basement level offers a great opportunity for



enhancement, allowing you to customize the space to suite your personal style and needs. With some thoughtful updates, it can become a charming extension of the home.

The yard is truly the pride and joy of this property, featuring a stunning landscape with pear, apple, and plum trees, as well as crab apple trees. Enjoy outdoor living on the expansive 14 x 14 deck, surrounded by beautiful flowers, including daffodils, daylilies, and more. A charming patio area at the bottom of the deck invites relaxation, while the heated 16 x 30 garage provides ample space for vehicles and hobbies. Included is a fridge, stove, dishwasher, microwave, washer, and dryer, all window coverings (2) sheds, gas to the Deck for BBQ. No animal, no smoking home.

This well-loved home reflects pride of ownership at every turn. Don't miss your chance to make it yours!

Built in 1980

Essential Information

MLS® #	A2233573
Price	\$232,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,146
Acres	0.21
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Active

Community Information

Address 706 Hammond Drive N
Subdivision NONE
City Fox Creek
County Greenview No. 16, M.D. of
Province Alberta
Postal Code T0H 1P0

Amenities

Parking Spaces 2
Parking Single Garage Attached, Asph
of Garages 1

Interior

Interior Features No Animal Home, No Smoking, No Pets, Rough-in, Ceiling Fan(s), Jet
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Brick Facing, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard, Storage, Fire Pit, Garden
Lot Description Back Yard, Brush, Garden, Landscaped, Level, Low Maintenance Landscape, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Interior Lot, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco
Foundation Wood

Additional Information

Date Listed June 23rd, 2025



Days on Market	98
Zoning	R-1B

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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