



## 706 HAMMOND Drive N, Fox Creek, Alberta - \$232,500



Main Photo

### Property Description

#### 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!

## REALTOR Referral

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