

# \$244,900 - 706 Hammond Drive N, Fox Creek

MLS® #A2233573

**\$244,900**

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          | \$244,900   |
| 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 Ceiling Fan(s), No Animal Ho  
Rough-in, Jetted Tub, Laminat  
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, Fire Pit, Garden, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front  
Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance  
Landscape, No Neighbours Behind, Rectangular Lot, Brush, Fruit  
Trees/Shrub(s), Garden, Many Trees  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Wood

### Additional Information

Date Listed June 23rd, 2025



|                |      |
|----------------|------|
| Days on Market | 63   |
| Zoning         | R-1B |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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