

103, 501 3 Street SE
Fox Creek, Alberta

MLS # A2219927



\$124,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit, Attached-Up/Down		
Size:	837 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Assigned, Driveway, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved		

Heating:	Boiler, Central, Fireplace(s), Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Crawl Space, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Open Floorplan		

Inclusions: N/A

This beautiful main floor condo in Balsam Court is located in Forest Courts Condominiums, across the street from Iosegun Manor and the Health Care Center. The open-concept kitchen, dining and living room area is the perfect place to prepare meals, visit friends and family, or to watch a movie while enjoying the warmth of the Napoleon gas fireplace on cool evenings. The cabinetry throughout is light oak, solid wood with granite-look-alike countertops. Down the hallway, you will reach the master bathroom and the 2 bedrooms. There is also a linen closet in the hall, as well. The bathroom has a custom shelving unit that was installed by the builder and used for more linen storage and personal items. This suite has in-suite laundry as well, no more digging for loonies for the laundromat! You can wash and dry in your own home! Outside of the suite, the large 19'x5' attached balcony will give you a cool NW-facing place to relax after work. Toss some steaks on the BBQ if you are in the mood. The Fox Creek Greenview Multiplex is a short few blocks away, with a beautiful large swimming pool with hot tub and wandering river for aerobic exercise walking against the current. A fitness center, field house, NHL size hockey arena, Fox Creek Municipal Library, Community Resource Center, Food Bank and many other amenities fit comfortably inside the Multiplex. All in all, this is a good investment for a home or for a rental property! It is currently rented to a good tenant. Condo fees include building insurance, snow shoveling, parking lot snow removal, lawn care and landscaping. Fees also include Inside common area housekeeping and outside maintenance, plus utilities for common areas including heat, water and sewer for all condos and common areas.