

**517 9 Street  
Fox Creek, Alberta**

**MLS # A2240244**

# \$139,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, shed

This well-maintained home is located on a quiet street, features a large reverse-pie lot, and is just around the corner from the daycare and school. Inside, you'll find 3 bedrooms and two full baths. The bright kitchen with skylights provides plenty of space to host your friends and family, with ample storage in cabinets plus a stylish glass-front buffet for your favorite dishes or collectibles. The spacious living room offers a cozy spot to relax, with lots of wall space for your personal touches. The primary suite easily fits a king bed and boasts a generous walk-in closet and a full ensuite bath with an inviting soaker tub. Two additional bedrooms are perfect for kids, guests, or a home office, complemented by a second full bathroom. The dedicated laundry area comes with upper cabinets for tidy organization, and leads into a bonus mud room or flex space—ideal for storage, crafts, a small gym, or your pets. Step outside onto the sunny deck, overlooking a huge fenced yard with room for the kids to run, pets to play, or to start your dream garden. The mature trees offer some much needed shade on those warm summer days. This is a wonderful opportunity to get into an affordable family home on a great lot in Fox Creek.