

# \$124,900 - 103, 501 3 Street Se, Fox Creek

MLS® #A2219927

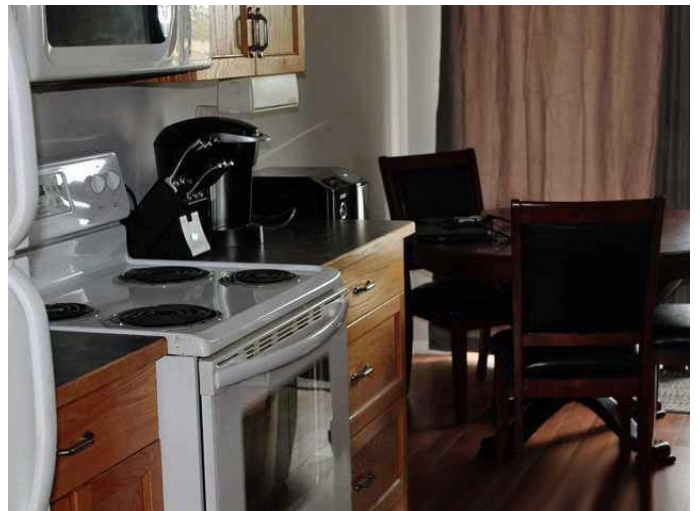
## \$124,900

2 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 0.00 Acres

NONE, Fox Creek, Alberta

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.

Built in 2008

### **Essential Information**

MLS® #	A2219927
Price	\$124,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	837
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit, Up/Down
Status	Active

### **Community Information**

Address	103, 501 3 Street Se
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1P0

### **Amenities**

Amenities	Parking, Trash, Laundry
Utilities	Electricity Connected, Garbage Collection, High Speed Internet Available, Heating Paid For, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Assigned, Driveway, Stall, Paved, Plug-In

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Boiler, Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan, Decorative
# of Stories	3
Has Basement	Yes
Basement	Full, Crawl Space

## Exterior

Exterior Features	Balcony
Lot Description	City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Paved
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	R4

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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