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

MLS® #A2219927

## \$124,900

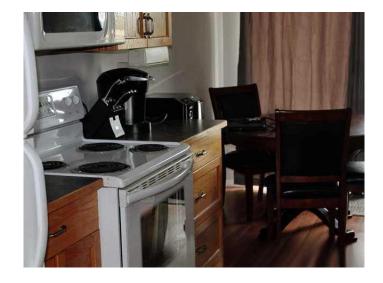
2 Bedroom, 1.00 Bathroom, 837 sqft Residential on 0.00 Acres

NONE, Fox Creek, Alberta

This beautiful main floor condo in Balsam Court is located in Forest Courts Condominiums, across the street from losegun 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 6

Zoning R4

# **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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