

# \$270,000 - 513 Hammond Drive S, Fox Creek

MLS® #A2206109

**\$270,000**

4 Bedroom, 2.00 Bathroom, 1,137 sqft  
Residential on 0.20 Acres

NONE, Fox Creek, Alberta

Welcome to this newly renovated 1970s house that offers modern comforts and stylish updates throughout. As you step inside, youâ€™ll immediately notice the inviting atmosphere and attention to detail.

On the main floor, the kitchen was renovated within the last 10 years and features stainless steel appliances including a fridge, stove, range hood microwave, and dishwasher with a cabinet front. The adjacent dining room and living room are perfect for gatherings, and the large front window floods the space with natural light.

Three good-sized bedrooms on the main floor offer comfort and convenience, with the primary bedroom being particularly spacious. The 4-piece main bathroom has been fully renovated, adding a touch of luxury to everyday living.

The basement is 95% finished, boasting a modern 3-piece bathroom, a spacious recreation room perfect for entertaining, a cozy bedroom, and a functional office space. Additional features include under stair storage, a large utility room, and newer washer and dryer.

Outside, the smaller backyard offers a peaceful patio oasis, perfect for enjoying the outdoors in privacy. A large rear mudroom provides additional storage space and convenience.

All wiring has been updated to meet current standards, ensuring safety and efficiency. The brand new furnace provides reliable heating,



TOTAL: 1821 sq. ft. 169 m<sup>2</sup>  
Below Ground: 725 sq. ft. 70 m<sup>2</sup> FLOOR 2: 1066 sq. ft. 99 m<sup>2</sup>  
EXCLUDED AREAS: UTILITY: 128 sq. ft. 12 m<sup>2</sup>  
Measurements Are Calculated By Calcsuite Technology. Claimed Rights Viable But Not Guaranteed.

while the upgraded triple glazed argon filled windows enhance energy efficiency and sound insulation.

The house is equipped with 100 amp service, and both the main electrical panel and garage electrical panel were inspected in November 2022, ensuring safety and compliance with the latest standards. All new electrical throughout the house meets the 2021 electrical code. With its thoughtful updates, convenient features, and prime location, this house is ready to welcome you home.

Built in 1970

**Essential Information**

MLS® #	A2206109
Price	\$270,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.20
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	513 Hammond Drive S
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 1P0

**Amenities**

Parking Spaces	3
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Parking	Parking Pad, Single Garage Attached, RV Gated
# of Garages	1

### Interior

Interior Features	Vinyl Windows, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	135
Zoning	R-1B

### Listing Details

Listing Office	EXIT REALTY RESULTS
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