\$149,900 - 5219 47 Street, Alix

MLS® #A2212940

\$149,900

4 Bedroom, 2.00 Bathroom, 806 sqft Residential on 0.14 Acres

N/A, Alix, Alberta

ATTENTION INVESTORS, FIRST-TIME **BUYERS & DOWNSIZERS! Charming and** move-in ready, this well-maintained home sits on a MASSIVE LOT and is truly a must-see! Over the years, many updates have been completed, including new shingles, a hot water tank (installed around 2021), and a shed. One standout feature is the spacious addition built around 1972, which houses the bright and functional kitchenâ€"complete with a broom closet, generous cupboard space, and ample counterspace. Just steps away, you'll find the master bedroom and a 4-piece bathroom. The inviting living room flows nicely into the dining area and two more bedrooms complete the main level. The basement includes a fourth bedroom (with a newer egress window), a 3-piece bathroom, a mechanical room, laundry area, and plenty of storage under the stairs. The sewer line was also replaced approximately 6 years ago. Step outside to enjoy the huge, fully fenced and landscaped yard featuring flower beds and a parking pad. Located just 30 minutes from Lacombe or Stettler and 40 minutes from Red Deer, the vibrant community of Alix offers a beautiful lake, camping and beach area, golf course, arena, and a selection of local shops. This home has been lovingly maintained and is ready for immediate possession. Why rent when you can own? Don't miss this opportunityâ€"book your showing today!







Built in 1955

Essential Information

MLS® #	A2212940
Price	\$149,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.14
Year Built	1955
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5219 47 Street
Subdivision	N/A
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0B 0B0

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Fruit Trees/Shrub(s)

Roof	Asphalt
Construction	Wood Siding
Foundation	Block

Additional Information

Date Listed	April 16th, 2025
Days on Market	21
Zoning	R4

Listing Details

Listing Office eXp Realty

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