

# \$149,900 - 5219 47 Street, Alix

MLS® #A2212940

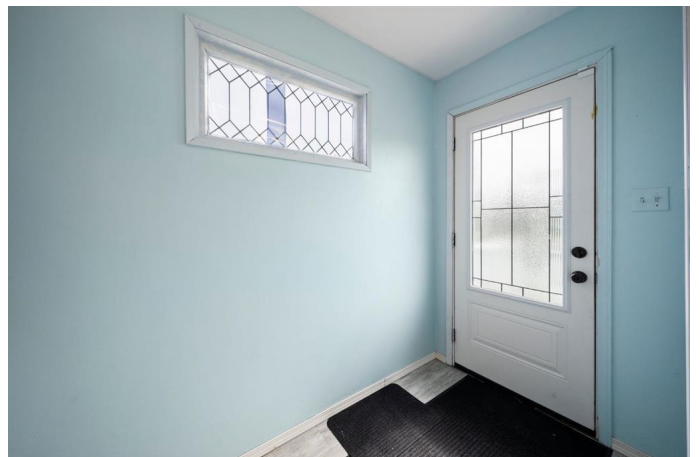
**\$149,900**

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 kitchen—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 opportunity—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
Type	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	14
Zoning	R4

### **Listing Details**

Listing Office	eXp Realty
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