

# \$525,000 - 5107 45th Street, Alix

MLS® #A2236577

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,957 sqft

Residential on 2.00 Acres

NONE, Alix, Alberta

Discover this stunning 2 acre property on the edge of town. IMMACULATELY maintained and move in ready, this acreage offers both tranquility and convenience. House has had Substantial upgrades with updated kitchen featuring NEW TOP END APPLIANCES with gas range and double ovens. Both bathrooms have been recently updated with new toilets and taps, Vinyl Windows in 2005, Furnace 8 years old, HTW 2 years old, Metal roof 5 years old. The list goes on, and when you view it you will see it. Shows extremely well and is Very clean! Outside you have a covered deck with wheelchair ramp, stone fireplace, greenhouse, playhouse, and that is all in your fenced PARK LIKE yard. Outside the fenced area you have a roundabout driveway with a LARGE 34'X36' GARAGE, with 3 single overhead doors on the front, all with automatic door openers, and one overhead door on the North side. The 12'x8' Barn style shed stays. Lots of room for toys, trailers, etc. You will be amazed by the Yard, plus the additional 1 acre hay patch on the East side of yard is included. You have your own drilled water well, Septic and Field. Best of both Worlds!! Don't miss out on this unique opportunity!

Built in 1945

## Essential Information

MLS® #                   A2236577

Price                     \$525,000



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,957                            |
| Acres          | 2.00                             |
| Year Built     | 1945                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 2 Storey |
| Status         | Active                           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5107 45th Street |
| Subdivision | NONE             |
| City        | Alix             |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0B0          |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 20                                                |
| Parking        | Driveway, Gravel Driveway, Triple Garage Detached |
| # of Garages   | 3                                                 |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows                                   |
| Appliances        | Dishwasher, Refrigerator, Gas Stove, Microwave, Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | Full                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Pellet Stove                                                 |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Courtyard, Fire Pit                    |
| Lot Description   | Back Yard, Rectangular Lot, Landscaped |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Metal                              |
| Construction | Vinyl Siding, Wood Frame, Concrete |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 78             |
| Zoning         | R1             |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Ramstad Realty Ltd. |
|----------------|---------------------|

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