

# \$139,000 - 4720 45 Avenue, Alix

MLS® #A2253576

**\$139,000**

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.16 Acres

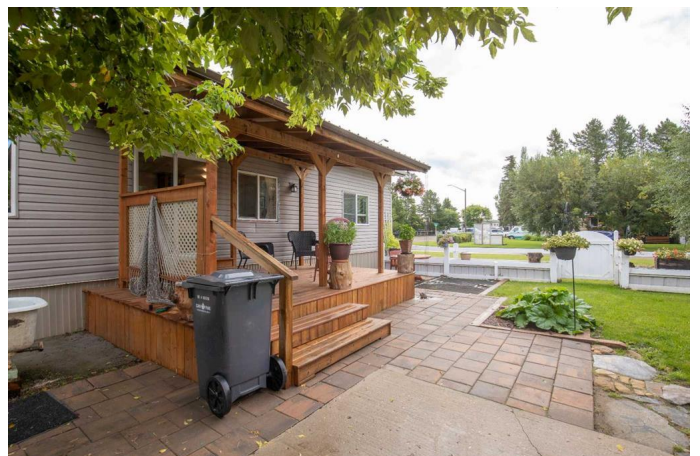
NONE, Alix, Alberta

COMFORTABLE, COZY AND UPDATED.

Now offering this substantially renovated mobile home on its own lot in Alix. Enjoy this affordable home and AVOID LOT RENT with this 912 sq. ft. home on a large lot, with enjoyable outdoor living space. This home was substantially updated by the sellers, making it move-in ready. Enjoy the open plan kitchen/dining/living room area. You'll love the bright country style kitchen with extensive cabinet space, floating live-edge shelves and stainless steel appliances. This home is low maintenance and has laminate floors throughout. The master bedroom is a great size and features a large closet. The bathroom has been beautifully updated with a custom tiled walk-in shower and a vanity with farm-house sink. The second bedroom has been opened up for storage but could easily be closed in for sleeping space. There's a separate laundry room with extra shelving and storage. The windows have been updated with vinyl windows. The outdoor space is lovely - with a comfortable covered deck. There's extensive yard space for gardening and playing. The two sheds have been masterfully handcrafted and add extra storage and work space. There's off street parking for your vehicles. Nothing to do but move in!

Built in 1980

## Essential Information



MLS® #	A2253576
Price	\$139,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	4720 45 Avenue
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Laminate Counters, Open Floorplan, Storage
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist
Foundation	None

**Additional Information**

Date Listed	September 2nd, 2025
Days on Market	4
Zoning	R3

**Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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