

\$149,900 - 5219 47 Street, Alix

MLS® #A2212940

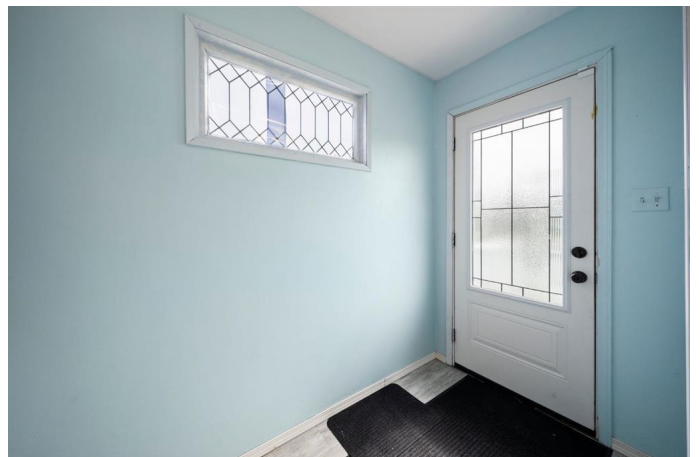
\$149,900

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, Fruit Trees/Shrub(s), Landscaped |

| | |
|--------------|-------------|
| Roof | Asphalt |
| Construction | Wood Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 6 |
| Zoning | R4 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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