

# \$359,000 - 5403 49 Avenue, Alix

MLS® #A2119556

**\$359,000**

4 Bedroom, 2.00 Bathroom, 1,008 sqft  
Residential on 0.17 Acres

NONE, Alix, Alberta

Welcome to your new sanctuary in a prime location next to the Alix Lake and Nature Trail. This charming property boasts ample parking space on a corner lot, complete with a paved parking pad and a spacious double garage. With no neighbors to the north, east, or south, enjoy a serene lifestyle with lake views. The yard provides plenty of room for children to play, gardening, or simply soaking in the natural beauty. This 4 bed and 2 bath family home has large windows that flood the space with natural light, a kitchen featuring stainless steel appliances with a new stove, warm cabinetry, and hardwood floors. Windows and doors were replaced in 2016/17. Enjoy a large deck off the dining room, perfect for al fresco dining or soaking in the scenery. Main floor has 2 bedrooms and a splendid new bathroom with a walk-in shower, glass sink, and granite countertop. Additional comforts include central A/C, ensuring year-round comfort. The basement was completed in 2023 and houses 2 more bedrooms, utility room with a extra large hot water tank (installed in 2015), and high efficiency furnace (2015), a bathroom and brand new shingles on home. There is ample storage in this home. Home is on town water, sewer and garbage pick up. The completely finished and heated garage offers year-round comfort and convenience, providing a valuable bonus for homeowners. Beyond the property, Alix offers a wealth of family-friendly amenities, from its inviting beach to a scenic 6 km walking trail around the lake, and a beautiful 9-hole



golf course just a stone's throw away.  
Embrace the perfect blend of comfort,  
convenience, and natural beauty in this inviting  
haven. Engineer Report for wood basement  
on file.

Built in 1982

### Essential Information

MLS® #	A2119556
Price	\$359,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5403 49 Avenue
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s),

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Finished, Partial

## Exterior

Exterior Features	Rain Gutters
Lot Description	Corner Lot
Roof	Asphalt
Construction	Stucco
Foundation	Wood

## Additional Information

Date Listed	April 3rd, 2024
Days on Market	370
Zoning	R1A

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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