

# \$329,900 - 5303 47 Street, Alix

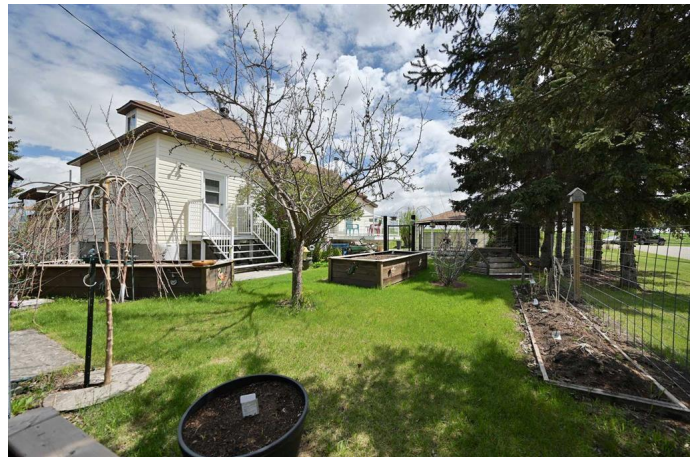
MLS® #A2207478

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,361 sqft  
Residential on 0.47 Acres

NONE, Alix, Alberta

Tired of the city life? This home in Alix would be perfect for a young family there is a playground and lots of yard space for the kids to run around and play and even a small hill on the back of the property to sled on in the winter. On the main floor there is a upgraded kitchen with a large pantry and a dining room with wood burning stove. The master bedroom is quite roomy and is just off the living room area and has his and her closets. A 3 piece bathroom with a refurbished claw foot tub completes the main floor. On the second floor there are 2 separate areas that could be used as bedrooms , storage or an office space. The Stair case to the basement has been refinished nicely with care and skill by the owners. Downstairs there is a second 3 piece bathroom with shower , 2 bedrooms and a laundry area. This home has been very well kept and maintained. Lots of upgrades throughout, electrical, plumbing, R12 insulation , windows, newer water tank, Newer shingles, cabinets and LED fixtures. This home was moved from Lacombe and put on a new foundation in the 70s. The dining room has double doors that open outside to the deck, patio area, covered fire-pit with storage, fish pond ,raised garden beds and playground for the kids. Lots of fruits and vegetables to enjoy this summer. Raspberries, apple trees, Beets , chives, radishes, zucchinis and potatoes. Do you have a small business with large equipment? Or are you wanting to start that project car? This Home is zoned R4



Heavy Vehicle residential district. The 36 x 24 shop with metal roof and furnace has an additional attached 21 ft x 30 ft storage bay with 11 and a half foot ceiling. There is plenty of storage room for your toys ,heavy equipment or even a small RV . This triangular shaped lot was surveyed in December of 2023 and certified compliant with the village of Alix.

Built in 1941

### **Essential Information**

MLS® #	A2207478
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,361
Acres	0.47
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	5303 47 Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C0B0

### **Amenities**

Parking	Additional Parking, Triple Garage Detached
# of Garages	4

### **Interior**

Interior Features	Natural Woodwork, Pantry, Soaking Tub, Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Dining Room, Glass Doors
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Playground, Storage
Lot Description	City Lot, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Triangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	4
Zoning	R4

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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