

# \$399,000 - 5204 51st Ave, Rural Lacombe County

MLS® #A2194980

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 5.36 Acres

NONE, Rural Lacombe County, Alberta

Country living with the convenience of the great Alix, Alberta at your doorstep! This country bungalow has had extensive renovations with brand new kitchen cabinets & quartz countertops to go with stainless appliances in the kitchen. The wall between the kitchen and living room has been opened up and a peninsula island installed to offer an open, airy feeling on the main floor. Down the hall are 3 bedrooms and a 4 piece main floor bathroom. Laminate flooring upstairs and down all within the last two years, a new balcony off the back and a new deck off the front. Downstairs is a good sized family room, a utility/laundry room and two more bedrooms (5 total) with one them, the largest bedroom of them all, having it's own three piece ensuite. Brand new shingles, a new paint job and a freshly landscaped front + back yard with new gravel driveway/parking pad have the exterior looking sharp! Lastly, Parlby creek runs through the backyard and most people make the mistake of thinking that's where the property ends but actually, the parcel extends well beyond that to the fenced pasture out back, giving us a total of 5.36 acres that feels more like 10 if it weren't for where Parlby Creek used to meander through before it was re-built. Alix is one of the best, with all the essential amenities, nice people, and great proximity to Red Deer (45 Mins) & Stettler (25 Mins). Lastly, Alix Lake is just across the road and is great for swimming and paddle boarding. If you'd prefer fishing and power



boating, Buffalo Lake is more like 15-20 minutes and Haunted Lakes Golf Course is just on the other side of town!

Built in 1970

### **Essential Information**

MLS® #	A2194980
Price	\$399,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	5.36
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	5204 51st Ave
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### **Amenities**

Utilities	Propane
Parking Spaces	10
Parking	Parkade

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Fire Pit

Lot Description Backs on to Park/Green Space, No Neighbours Behind, Few Trees, Pasture

Roof Asphalt Shingle

Construction Wood Frame, Mixed

Foundation Wood

## Additional Information

Date Listed February 17th, 2025

Days on Market 23

Zoning R1

## Listing Details

Listing Office Alberta Realty Inc.

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