

\$329,900 - 5303 47 Street, Alix

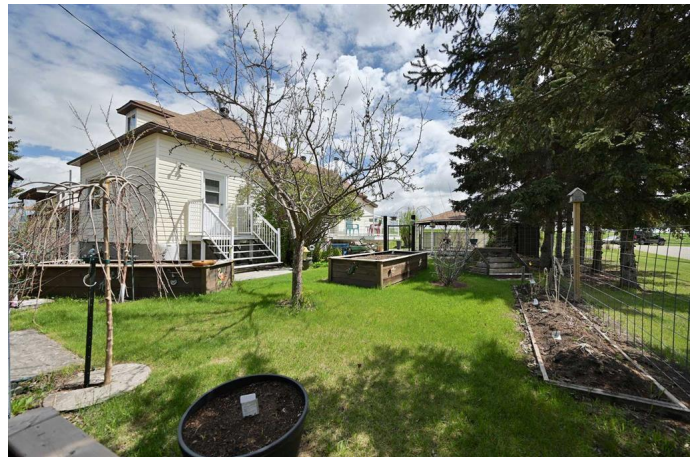
MLS® #A2207478

\$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	1 and Half Storey, Acreage with Residence
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	Glass Doors, Wood Burning Stove, Dining Room
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	7
Zoning	R4

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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