

# \$325,000 - 5204 51 Avenue, Alix

MLS® #A2216190

**\$325,000**

5 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 5.36 Acres

NONE, Alix, Alberta

Click brochure link for more details. Come make this house your home. This house has been extensively renovated both inside and out. Located in Lacombe county, 30 minutes from Lacombe and 40 from Red deer in the charming town of Alix. Enjoy entertaining in your new kitchen, finished with stainless steel appliances and quartz countertops. With 3 bedrooms up and another 2 rooms in the basement, there is space for everyone. Outside, enjoy your new firepit while looking out onto Parlbay creek. Here you have the best of both worlds. Town garbage and recycling but you don't have to pay any water or sewer as you have your own well and septic system. This 4.5 acre property gives you the piece of quiet that you desire with all the conveniences of town life. Sellers are willing to help finance a garage build!!! Located right outside of Alix, east of Lacombe.

Built in 1983

## Essential Information

MLS® #	A2216190
Price	\$325,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	5.36
Year Built	1983



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5204 51 Avenue
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	1
Parking	RV Access/Parking

### Interior

Interior Features	Quartz Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve, Subdivided
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 30th, 2025
Days on Market	68
Zoning	A

### Listing Details

Listing Office	Honestdoor Inc.
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