

\$299,000 - 5416 49a Avenue, Alix

MLS® #A2123302

\$299,000

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.16 Acres

NONE, Alix, Alberta

Welcome to 5416 49A Ave in Alix, where affordable living meets small-town charm, perfect for first-time buyers or young families seeking tranquility away from the hustle and bustle of the city.

This delightful 1,031 Sq.Ft. bungalow offers a cozy retreat with a spacious front porch beckoning you to relax and unwind. Step inside to discover a bright kitchen adorned with new tile flooring, updated backsplash, butcher block counters, and freshly painted cabinets, all illuminated by ample natural light streaming through the windows. Vaulted ceilings in the living room enhance the sense of space, creating an inviting atmosphere for gathering with loved ones.

The main floor hosts two comfortable bedrooms, including a master retreat complete with a walk-in closet, as well as a stunningly renovated 3-piece bath featuring a luxurious soaker tub. Downstairs, the lower level expands the living space with a versatile recreation room, two additional bedrooms, and a spacious office or storage room, accompanied by a modern 3-piece bath boasting a walk-in shower.

Outside, the fully fenced backyard awaits, providing a safe haven for pets and children to play amidst the sprawling 7,136 Sq Ft lot. Take advantage of the outdoor amenities including a



firepit for cozy evenings under the stars, a convenient storage shed, and ample room for RV parking, all while enjoying the privacy of no rear neighbors.

Experience the serenity and simplicity of small-town living at its finest.

Built in 1999

Essential Information

MLS® #	A2123302
Price	\$299,000
Sold Price	\$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5416 49a Avenue
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Kitchen Island, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Lawn, No Neighbours Behind, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 3rd, 2024
Days on Market	14
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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