

\$435,000 - 4916 53 Street, Alix

MLS® #A2149854

\$435,000

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.31 Acres

NONE, Alix, Alberta

This stunning Waterfront home boasts prime lake frontage on Alix Lake, complete with a dock, all set and ready for your summer adventures.

The main floor features a gourmet chef's kitchen with a huge 8x4 island that houses an oversized 5-burner natural gas cooktop. The top-of-the-line refrigerator, and the built-in convection microwave is cleverly tucked away in a pull-out cabinet. The custom cabinets are a must-see, with deep cupboards and many pull-out shelving options.

Off the gorgeous kitchen is the dining room, offering breathtaking views of the water and flooded with natural light. Adjacent to the dining area, the open and bright living room creates a welcoming and spacious environment. The primary bedroom features two closets and a bathroom with a Bluetooth steam shower. A cozy guest bedroom is also available. The main bath showcases a deep claw foot soaker tub and a beautiful granite top vanity. Conveniently located off the kitchen, the laundry room includes stacked appliances.

Downstairs, you will find a large family room perfect for gatherings, an additional comfortable bedroom, and a four-piece bath. Abundant storage space and a cold room complete the lower level.

The beautifully treed sloped backyard leads to



a serene lakeside oasis. Enjoy evenings by the fire pit area down by the water, relax on the lake. With three sheds, there is plenty of storage for all your lake living toys.

Built in 1974

Essential Information

MLS® #	A2149854
Price	\$435,000
Sold Price	\$394,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.31
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4916 53 Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
Is Waterfront	Yes
Waterfront	Lake Access, Lake Front, Waterfront

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,

	Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dock, Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Lake, Front Yard, Lawn, Many Trees, Private, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	July 16th, 2024
Date Sold	August 20th, 2024
Days on Market	35
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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