

# \$149,900 - 5211 47 Street, Alix

MLS® #A2161246

**\$149,900**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.14 Acres

NONE, Alix, Alberta

ATTENTION INVESTORS, FIRST TIME BUYERS OR DOWNSIZERS! This 2 BEDS, 1 BATH solid BUNGALOW located on a LARGE LOT in the quiet community of Alix, this is such a great opportunity for anyone looking to start enjoying the benefits of home ownership or to downsize. Upon entering, you'll find the really good size LIVING ROOM with lots of natural light coming through & the KITCHEN with lots of cupboards, backsplash & stainless steel appliances ( natural gas stove) Here you'll also find the MASTER BEDROOM , a 4 PCS BATH, one more BEDROOM, linen closets , a MUD ROOM & another great area that can be used as a DINNING AREA or GAMES ROOM/OFFICE ( addition) The BASEMENT is left open for your imagination but it does offer STORAGE/COLD ROOM, the MECHANICAL ROOM, LAUNDRY AREA &a SINK. Also, you can easily build an extra bedroom if you so desire. The very LARGE LOT is partially fenced & it offers plenty of room for RV PARKING, FIRE PIT, a SHED & there is also an 8X6 DECK . The front yard features an 8x12 DECK as well. Located only about 30 minutes to Lacombe, Stettler or 40 minutes to Red Deer, Alix is a bustling town with a beautiful lake, camping and beach, golf course w/camping, some great stores and arena. Very well maintained by the owner, this really nice home is READY TO MOVE IN with IMMEDIATE POSSESSION as well . Really, WHY RENT WHEN YOU CAN OWN?? A DEFINITE MUST SEE!



Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2161246    |
| Price          | \$149,900   |
| Sold Price     | \$140,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,020       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5211 47 Street |
| Subdivision | NONE           |
| City        | Alix           |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0B 0B0        |

### Amenities

|         |   |
|---------|---|
| Parking | Alley Access, None, Off Street, Outside, Rear Drive, RV Access/Parking, See Remarks |
|---------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Separate Entrance, Storage                   |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Standard, Forced Air, Natural Gas                            |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Fire Pit, Other, Private Entrance |
|-------------------|-----------------------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Landscaped, Standard Shaped Lot |
| Roof            | Asphalt Shingle                 |
| Construction    | Stucco, Wood Siding             |
| Foundation      | Block                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 29th, 2024    |
| Date Sold      | September 16th, 2024 |
| Days on Market | 17                   |
| Zoning         | R4                   |
| HOA Fees       | 0.00                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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