\$185,000 - 4707 45th Ave, Alix

MLS® #A2195456

\$185,000

3 Bedroom, 1.00 Bathroom, 1,170 sqft Residential on 0.16 Acres

NONE, Alix, Alberta

Alberta awaits with this home on the edge of Alix, featuring major upgrades all throughout! The all new kitchen and custom island make a statement and then welcomes you in to the spacious living room to enjoy the warmth of the wood pellet stove. Vinyl flooring throughout except for the master bedroom which offers the comfort of new carpet. The four piece bathroom is very attractive and a heated rear porch and unheated front entryway round out the home nicely. A Metal roof keeping things dry all set on a full width concrete slab, plus cinder block skirting. 16X24' garage with 220 wiring + new shingles in 2021, paired with a garden shed and small greenhouse make a dynamite combination for the yard lovers among us. Backing onto green space, just around the corner from the Rahr (Mickey Mouse) park and walking distance to the k-12 school! Alix is a great Alberta town, with all the essential amenities, a great golf course and the very pretty Alix Lake. 30 minutes to either Lacombe or the other direction to Stettler, 35 to Blackfalds and 40 to Red Deer. This is Alberta, Amen!

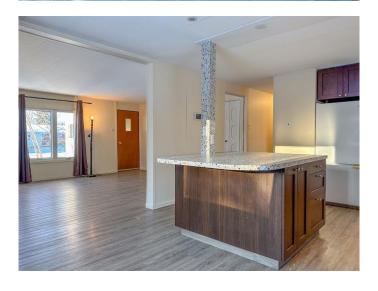


Essential Information

MLS® # A2195456 Price \$185,000 Sold Price \$179,000







Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,170

Acres 0.16

Year Built 1976

Type Residential Sub-Type Detached

Style Modular Home

Status Sold

Community Information

Address 4707 45th Ave

Subdivision NONE

City Alix

County Lacombe County

Province Alberta

Postal Code T0C 0B0

Amenities

Parking Spaces 7

Parking Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features No Smoking Home, Open Floorplan

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Pellet Stove

Basement None

Exterior

Exterior Features Garden, Storage

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot,

Front Yard, Lawn, Level, No Neighbours Behind, Fruit Trees/Shrub(s),

Garden

Roof Metal

Construction Mixed

Foundation Block, Poured Concrete, Wood

Additional Information

Date Listed February 18th, 2025

Date Sold March 23rd, 2025

Days on Market 31

Zoning R3

HOA Fees 0.00

Listing Details

Listing Office Alberta Realty Inc.

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