

# \$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!

Built in 1976

## 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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