\$329,900 - 5303 47 Street, Alix

MLS® #A2207478

\$329,900

4 Bedroom, 2.00 Bathroom, 1,361 sqft Residential on 0.47 Acres

NONE, Alix, Alberta

Tired of the city life? This home in Alix would be perfect for a young family there is a playground and lots of yard space for the kids to run around and play and even a small hill on the back of the property to sled on in the winter. On the main floor there is a upgraded kitchen with a large pantry and a dining room with wood burning stove. The master bedroom is quite roomy and is just off the living room area and has his and her closets. A 3 piece bathroom with a refurbished claw foot tub completes the main floor. On the second floor there are 2 separate areas that could be used as bedrooms, storage or an office space. The Stair case to the basement has been refinished nicely with care and skill by the owners. Downstairs there is a second 3 piece bathroom with shower, 2 bedrooms and a laundry area. This home has been very well kept and maintained. Lots of upgrades throughout, electrical, plumbing, R12 insulation, windows, newer water tank, Newer shingles, cabinets and LED fixtures. This home was moved from Lacombe and put on a new foundation is the 70s. The dining room has double doors that open outside to the deck, patio area, covered fire-pit with storage, fish pond, raised garden beds and playground for the kids. Lots of fruits and vegetables to enjoy this summer. Raspberries, apple trees, Beets, chives, radishes, zucchinis and potatoes. Do you have a small business with large equipment? Or are you wanting to start that project car? This Home is zoned R4







Heavy Vehicle residential district. The 36 x 24 shop with metal roof and furnace has an additional attached 21 ft x 30 ft storage bay with 11 and a half foot ceiling. There is plenty of storage room for your toys ,heavy equipment or even a small RV . This triangular shaped lot was surveyed in December of 2023 and certified compliant with the village of Alix.

Built in 1941

Essential Information

MLS® # A2207478 Price \$329,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,361 Acres 0.47 Year Built 1941

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

Community Information

Address 5303 47 Street

Subdivision NONE
City Alix

County Lacombe County

Province Alberta
Postal Code T0C0B0

Amenities

Parking Additional Parking, Triple Garage Detached

of Garages 4

Interior

Interior Features Natural Woodwork, Pantry, Soaking Tub, Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove, Dining Room, Glass Doors

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Playground, Storage

Lot Description City Lot, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Street Lighting,

Triangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 3

Zoning R4

Listing Details

Listing Office Royal Lepage Network Realty Corp.

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