

# \$329,900 - 5303 47 Street, Alix

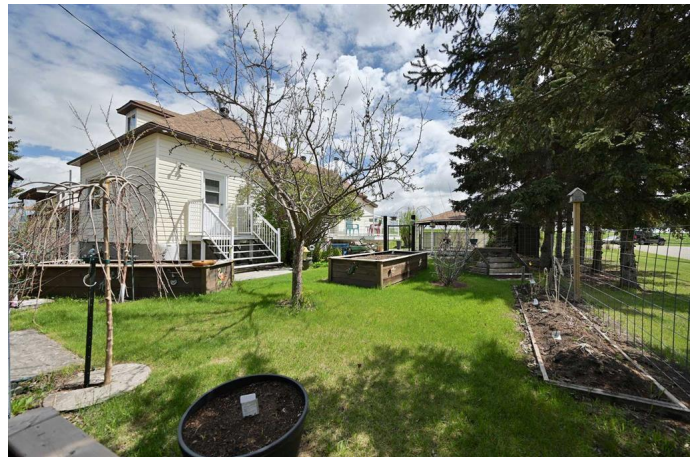
MLS® #A2207478

**\$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 in 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          | 1 and Half Storey, Acreage with Residence |
| 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      | Glass Doors, Wood Burning Stove, Dining Room |
| 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 | 11              |
| Zoning         | R4              |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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