

# \$245,000 - 4707 49 Street, Alix

MLS® #A2233697

**\$245,000**

3 Bedroom, 1.00 Bathroom, 1,102 sqft

Residential on 0.28 Acres

NONE, Alix, Alberta

Visit REALTOR® website for additional information. Situated just blocks from beautiful Alix Lake, this 3-bedroom bungalow with a single detached garage- sits on a generously sized lot and backs onto a green space. Inside, the heart of the home is a freshly renovated kitchen featuring a new microwave & range plus views of the backyard & school grounds through the large windows. The living/dining area is perfect for gatherings. With 3 bedrooms & a 5-piece bathroom on the main level, there's room for the whole family. Head to the partially finished basement & enjoy time in the spacious rec room relaxing in front of the fireplace & watch movies. Downstairs also includes a 2-piece bath, laundry area—plus lots of room for storage. Outside, enjoy a covered patio with a gas line for your BBQ, a very large yard & an insulated mini shop with power—ideal for hobbies or projects.

Built in 1959

## Essential Information

MLS® #	A2233697
Price	\$245,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.28



Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4707 49 Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	4
Parking	Front Drive, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Beach, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	7
Zoning	R1

## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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