

# \$340,000 - 4812 Lake Street, Alix

MLS® #A2250949

**\$340,000**

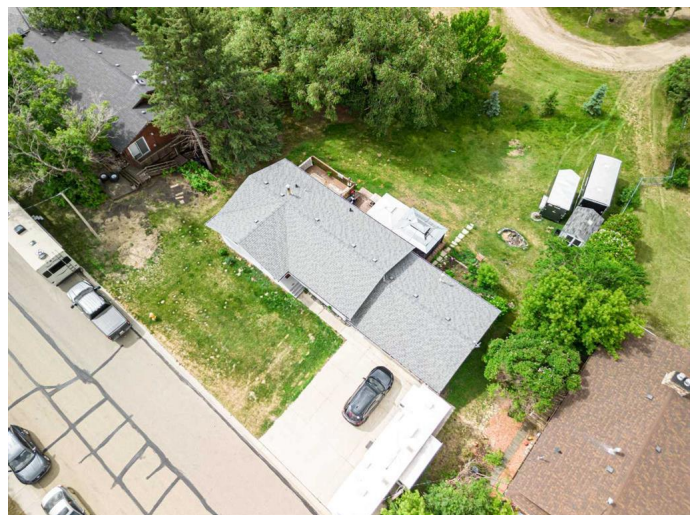
5 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.13 Acres

NONE, Alix, Alberta

Welcome to the charming village of Alix, Alberta! This spacious 5 bedroom, 2 bathroom home offers the perfect blend of comfort and convenience, backing directly onto the Alix Lake campground with peaceful views just steps from your backyard. Step inside to find a bright open layout where the kitchen, living, and dining areas flow seamlessly together, ideal for entertaining and family living. The main floor offers 3 bedrooms and a full bathroom, while downstairs you'll find 2 additional bedrooms, another full bathroom, a large games room complete with pool table, a cozy den space, and a utility and laundry room.

Outside, enjoy your private backyard oasis featuring a large deck with gas hook-up for your BBQ, a fire pit area for those warm summer evenings, and a handy storage shed. The property also includes a double detached heated garage connected by a breezeway, plus a long driveway with plenty of space for RV parking. Updates include a hot water tank (2024), vinyl windows (2015), and shingles (2022). All this within walking distance to the K-12 school, and close to fishing, festivals, and community events. Conveniently located just 20 minutes to Stettler, 25 minutes to Lacombe, and 35 minutes to Red Deer, you'll love the quiet charm of Alix while still being close to larger centers.



Built in 1966

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250949    |
| Price          | \$340,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,209       |
| Acres          | 0.13        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4812 Lake Street |
| Subdivision | NONE             |
| City        | Alix             |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0B0          |

**Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Off Street, RV Access/Parking, Double Garage Detached |
| # of Garages   | 2                                                     |
| Is Waterfront  | Yes                                                   |
| Waterfront     | Lake Front, Waterfront                                |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Pantry, Vinyl Windows                                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

**Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Fire Pit            |
| Lot Description   | Lake, Rectangular Lot, Waterfront |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding                      |
| Foundation        | Block                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 74                |
| Zoning         | R1                |

### **Listing Details**

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

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