

# \$139,000 - 4720 45 Avenue, Alix

MLS® #A2253576

**\$139,000**

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.16 Acres

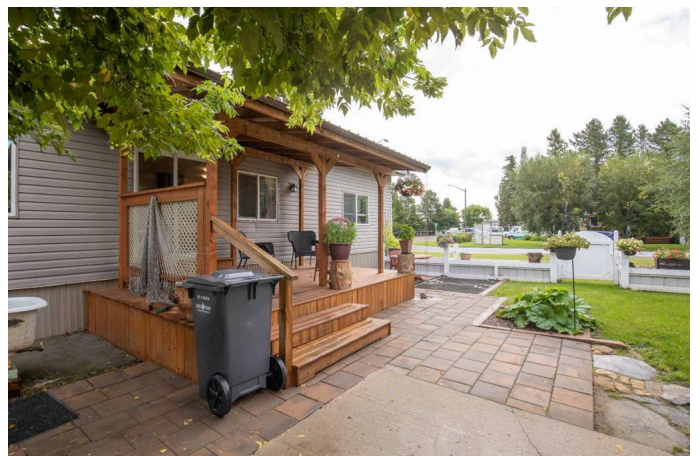
NONE, Alix, Alberta

COMFORTABLE, COZY AND UPDATED.

Now offering this substantially renovated mobile home on its own lot in Alix. Enjoy this affordable home and AVOID LOT RENT with this 912 sq. ft. home on a large lot, with enjoyable outdoor living space. This home was substantially updated by the sellers, making it move-in ready. Enjoy the open plan kitchen/dining/living room area. You'll love the bright country style kitchen with extensive cabinet space, floating live-edge shelves and stainless steel appliances. This home is low maintenance and has laminate floors throughout. The master bedroom is a great size and features a large closet. The bathroom has been beautifully updated with a custom tiled walk-in shower and a vanity with farm-house sink. The second bedroom has been opened up for storage but could easily be closed in for sleeping space. There's a separate laundry room with extra shelving and storage. The windows have been updated with vinyl windows. The outdoor space is lovely - with a comfortable covered deck. There's extensive yard space for gardening and playing. The two sheds have been masterfully handcrafted and add extra storage and work space. There's off street parking for your vehicles. Nothing to do but move in!

Built in 1980

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | A2253576                |
| Price          | \$139,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 912                     |
| Acres          | 0.16                    |
| Year Built     | 1980                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4720 45 Avenue |
| Subdivision | NONE           |
| City        | Alix           |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0B0        |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Storage             |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Basement          | None                                                   |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Manufactured Floor Joist                                                                             |
| Foundation        | None                                                                                                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 7                   |
| Zoning         | R3                  |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.