

# \$289,000 - 4904 49 Street, Alix

MLS® #A2258740

## \$289,000

3 Bedroom, 2.00 Bathroom, 1,015 sqft  
Residential on 0.14 Acres

NONE, Alix, Alberta

Welcome to this charming, sun-filled home on a spacious corner lot in the heart of Alix – just steps from the local school and minutes from beautiful Alix Lake! The main floor offers a flexible layout with two bedrooms (or one bedroom plus an office), a full bathroom featuring a relaxing jetted tub, and a generously sized laundry room. The fully developed lower level includes two additional bedrooms, a second full bathroom with cozy underfloor heat, and an oversized recreation room perfect for family gatherings or entertaining. Car enthusiasts and hobbyists will appreciate the oversized double detached garage (29' x 32'), wired for 240 electrical with roughed-in underfloor heating. Outside, the low-maintenance yard provides a private deck and plenty of space to enjoy the outdoors. Inside, the quaint kitchen adds unique character, while recent updates include fresh paint throughout. This property combines small-town charm with practical upgrades, making it a wonderful place to call home.

Built in 1972

## Essential Information

MLS® #	A2258740
Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,015
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4904 49 Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Other
Foundation	Other

### Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R1

## **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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