

# \$359,911 - 5428 49 Avenue, Alix

MLS® #A2199101

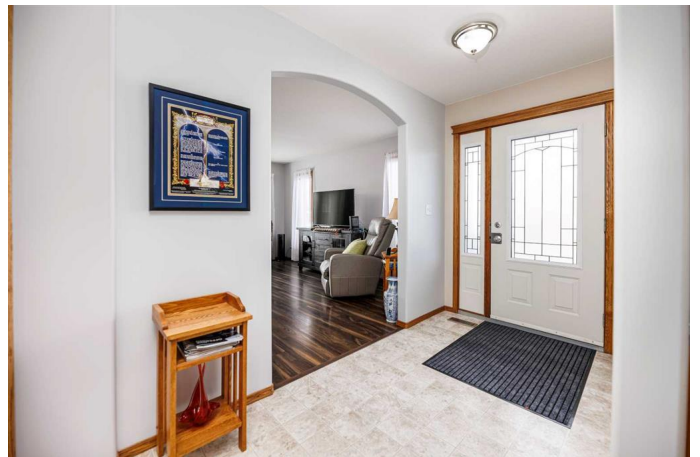
**\$359,911**

3 Bedroom, 3.00 Bathroom, 1,251 sqft  
Residential on 0.15 Acres

NONE, Alix, Alberta

This is one beautiful fully finished 1251 square feet of spotlessly clean classy bungalow. Proudly announcing this 2 bedroom on the main AND another down that has a non egress window . The kitchen has plenty of cabinets with granite countertops a breakfast bar with room for stools and a spacious pantry with near new high end appliances as follows Fridge , double oven stove and an above stove microwave hood fan all ready to prepare whatever that special meal is. "Slip the dishes" in the dishwasher to aid in the quick clean up. The dining room overlooks the spacious FENCED backyard with a large 12 x 16 storage shed and a great option of RV parking and backs on to a beautifully kept park. Just off the dining room through a garden door there's a covered deck if you want to sit out and enjoy the outdoors in comfort and privacy. The double attached garage with a large concrete driveway makes for great additional parking. The fully developed basement with a great free standing wood stove that casts a warmth throughout the home. There is enough space to have an exercise area as well if desired. All this and more is located a block from the lake and boating, swimming, waterskiing or just walking the Alix nature trail system, as you soak up the sun enjoying nature at its finest . There is so much more to see in and about this bright enticing family home!!

Built in 2004



## Essential Information

MLS® #	A2199101
Price	\$359,911
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5428 49 Avenue
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, Washer/Dryer, Window Coverings, Double Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	36
Zoning	R1A

## Listing Details

Listing Office	CIR Realty
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