



GRASSROOTS
REALTY GROUP

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4624 48th Street
Alix, Alberta

MLS # A2255294



\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Open Floorplan		

Inclusions: Negotiable

WELCOME TO ALIX, ALBERTA! From one of the best locations in one of the best towns comes a large split level home with big windows, lots of room, a wood burning fireplace and a massive yard! Five bedrooms, all generously sized, but especially the Master and it comes with a half bath ensuite. The living room ceiling is vaulted and has beautiful hardwood flooring, tucked under all the trees, it is a very comfortable space. Opening onto a dining room and a galley style kitchen. Downstairs find an awesome family room, with custom western finishes, and live edge slab bar. Lots of good daylight downstairs thanks to more big windows, a three piece bathroom, two more healthy sized bedrooms and a hobby room that could easily be converted to a sixth bedroom if needed. Out back is a double detached garage with 220 wiring for welding or other industrial tools. Two good sheds to store the patio furniture or yard care items and lots of parking! Yard fully fenced for the animals and kids and enjoy your spread from a great big back deck which opens directly off the dining room and also the back entry way. New sidewalks all the way around! Across the street is the k-12 school, and the other direction you can be at Alix lake which is a great spot to go lay on the beach at. Alix offers all the essential amenities, great spots to grab a bite and has an excellent golf course at the outskirts of town. Buffalo Lake is just 15 minutes away, Lacombe and Stettler are roughly 25 and Red Deer just 45 minutes away!