



GRASSROOTS
REALTY GROUP

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4904 49 Street
Alix, Alberta

MLS # A2258740



\$289,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: All appliances and window coverings (as is)

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.