



GRASSROOTS
REALTY GROUP

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4411 Lake Street
Alix, Alberta

MLS # A2260612



\$199,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,270 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Block	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: None

WELCOME TO ALIX! On lake street we have a classy, heavily updated home on a big lot with all new fencing and decks! With a metal roof and newer windows, nice vinyl siding and a cinder block skirting to keep the elements out, this is a solid home. Really attractive new laminate flooring in the main area, open concept kitchen/living room and entryways. All the major appliances are in good working order and the bathrooms have all had the necessary updates to make this a worry free, move-in ready home. Three beds, two baths and an addition for added storage at the back of the home. Featuring two good outbuildings, a single detached garage with a huge window recently added and a garden shed. Alix is a GREAT small town in beautiful rolling Lacombe County. Alix lake/beach is walking distance extremely popular amongst the locals but doesn't see the tourist traffic that it would if it were anywhere else because Buffalo Lake, largest Alberta lake south of Edmonton, is just fifteen minutes away. Alix offers all the amenities and has a great golf course on the outskirts of town + a 6 km nature trail around the lake for the hikers among us. 25 minutes to Lacombe or Stettler, 40 minutes to Red Deer. This is Alberta, Amen!