



GRASSROOTS
REALTY GROUP

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5204 51st Avenue
Alix, Alberta

MLS # A2263966



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,050 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Parkade		
Lot Size:	0.83 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Pasture		
Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	Propane

Features: Open Floorplan, See Remarks

Inclusions: Shed, fire pit

Country living with the convenience of the great Alix, Alberta at your doorstep! This country bungalow has had extensive renovations with brand new kitchen cabinets & quartz countertops to go with stainless appliances in the kitchen. The wall between the kitchen and living room has been modified and a peninsula island installed to offer an open, airy feeling on the main floor. Down the hall are 3 bedrooms and a 4 piece main floor bathroom. Laminate flooring upstairs and down all within the last two years, a new balcony off the back and a new deck off the front. Downstairs is a good sized family room, a utility/laundry room and two more bedrooms (5 total) with one them, the largest bedroom of them all, having it's own three piece ensuite. Brand new shingles, a new paint job and a freshly landscaped front + back yard with new gravel driveway/parking pad have the exterior looking sharp! Lastly, Parlbby creek runs along the backyard framing your large .835 acre parcel beautifully. Alix is one of the best, with all the essential amenities, nice people, and great proximity to Red Deer (45 Mins) & Stettler (25 Mins). Lastly, Alix Lake is just across the road and is great for swimming and paddle boarding. If you'd prefer fishing and power boating, Buffalo Lake is more like 15-20 minutes and Haunted Lakes Golf Course is just on the other side of town!