



5508 49 Avenue
Alix, Alberta

MLS # A2301189



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,403 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, P		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Wet Bar		

Inclusions: (2) gazebos, Shed(s), TV wall mounts (TV's negotiable)

Country living meets small-town convenience! This beautifully updated bungalow offers true main-floor living with a bright, open-concept layout and modern finishes throughout. Recent upgrades include kitchen appliances (2019), washer/dryer (2021), A/C (2022), furnace (2024), and roof (2019) — move-in ready with peace of mind. The main level features 2 bedrooms, including a spacious primary with a large ensuite, plus an additional bedroom/office and full bath. The fully finished basement adds 2 more bedrooms, a full bathroom, wet bar, cozy wood-burning fireplace, and in-floor heating — perfect for family or guests……Outside is where this beautiful home really SHINES….Enjoy the Oversized heated double attached garage; MASSIVE amounts of off-street parking (where else have you seen a highway trailer parked?!!!) and beautiful fully landscaped yard like no other! You can relax by the pond, entertain on the deck and patio with gazebo, or enjoy the firepit area. There are a couple of sheds, and tons of perennials, trees and shrubs (Zone 5 Underground sprinkler system). This amazing yard has room for the fish, the kids, the dogs and even a chicken coop/run!! Located on the edge of town with pasture beside, for that country feeling. This property includes access to an additional leased municipal space currently used as a garden - so EVEN MORE ROOM to enjoy! Fully fenced and ideal for those seeking space, privacy, and a modern, comfortable home.