



5404 49A Avenue
Alix, Alberta

MLS # A2301574



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Combination, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Pantry		

Inclusions: Fridge, stove, dishwasher, washer/dryer, window coverings, central vac w/attachments, garage door opener w/remote, shed, pergola, rain barrels, bar fridge, fish (outdoor pond), chain link dog kennel

Welcome to your own little slice of paradise, ideally located right across the street from Alix Lake. Situated on two lots, this property offers plenty of space for all your needs—inside and out. Step through the front door into a bright, open-concept living, dining, and kitchen area that’s perfect for both everyday living and entertaining. The cozy living room is an inviting place to relax, with direct access to the backyard. The kitchen offers ample cupboard and counter space, along with a large walk-in pantry to keep everything organized. Just off the kitchen, the dining area is filled with natural light from large south- and east-facing windows and large enough to fit almost any dining table. The main floor also features a spacious primary bedroom complete with a 3-piece ensuite, including a charming sweetheart tub. There is also another bedroom, and another 3 piece bathroom, complete with a custom tile walk in shower. You’ll appreciate the convenience of main floor laundry—no more trips up and down stairs—and easy access to the attached 25x25 garage, which boasts a 12-foot ceiling and a 10x16 overhead door. There are also newer Hunter Douglas blinds throughout most of the main level. Downstairs, you’ll find a generous family room that could easily double as a games or entertainment space, complete with a wet bar and bar fridge. This level also includes a private office, a large storage room with plenty of shelving, two oversized bedrooms, and a 4-piece bathroom. Outside is truly the highlight of this property. The beautifully landscaped yard features low-maintenance shrubs, a brick pathway and patio, and a pergola—perfect for enjoying warm summer days. A serene pond with a waterfall, home to year-round fish (included), adds a peaceful touch. The property also includes an underground sprinkler system and plenty of paved

parking for multiple vehicles, RVs, and all your recreational toys. The 10x12 shed id great for keeping all of your outdoor tools organized. Located directly across from Alix Lake and its 6.5 km walking trail, you'll have easy access to boating, tubing, kayaking, and more. The village of Alix offers a great small-town atmosphere with local shops, dining, and a K–12 school. Centrally located, you're just 25 minutes to Stettler, 30 minutes to Lacombe, and 40 minutes to Red Deer. If you've been searching for small-town living with quick access to larger centers, this property is well worth a look.