



GRASSROOTS
REALTY GROUP

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**On, 54th Street
Alix, Alberta**

MLS # A2318928



\$397,500

Division: NONE

Lot Size: 34.80 Acres

Lot Feat: Lake, See Remarks, Sloped, Waterfront

By Town: -

LLD: 35-39-23-W4

Zoning: UR

Water: -

Sewer: -

Utilities: -

Discover the endless possibilities with this exceptional 34.8-acre property on beautiful Alix Lake, complete with approval for a private boat dock. Whether you're seeking a peaceful acreage retreat, a recreational getaway, a future development project, or a long-term investment, this unique property offers tremendous potential. Already annexed into the Village of Alix and zoned Urban Reserve the land presents a rare opportunity for a variety of future uses. Enjoy the best of lakeside living while benefiting from the convenience of town services and amenities nearby. Alix is one of Alberta's best-kept secrets—a welcoming community offering K-12 schools, shopping, banking, emergency services, an arena, and more. The lake itself is a hidden gem, renowned for excellent water skiing, wake surfing, boating and all watersports, with a public boat launch and no power boat restrictions. Whether you're dreaming of building your own lakeside paradise or securing a valuable investment in a growing community, this property offers an opportunity that seldom comes available at such an affordable price. LESS THAN 2HRS FROM CALGARY & EDMONTON. AN EASY 40 MIN COMMUTE TO RED DEER AND 30MINS TO LACOMBE. HAUNTED LAKES GOLF COURSE IS ANOTHER HIDDEN GEM JUST AROUND THE CORNER. Nothing between you and lake but a nature trail.