



GRASSROOTS
REALTY GROUP

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4705 45 Avenue
Alix, Alberta

MLS # A2320569



\$345,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	2,097 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	.		

Welcome home to this beautifully maintained 2020 double-wide situated on an owned lot in the welcoming community of Alix, Alberta. Offering exceptional curb appeal with low-maintenance landscaping, this property is perfect for those seeking comfort, convenience, and pride of ownership. Step inside to discover a bright, open-concept floor plan designed for modern living. 5 Bedroom 3 bath home ,the spacious kitchen is the heart of the home, featuring abundant counter space, ample cabinetry, a large island, and a separate dining area ideal for family meals and entertaining guests. The inviting living space & family room flows seamlessly onto a beautiful deck, creating the perfect spot to enjoy your morning coffee or summer evenings outdoors. The thoughtfully designed primary suite offers a walk-in closet and private ensuite, providing a peaceful retreat at the end of the day. Additional bedrooms offer plenty of space for family, guests, or a home office, while the large laundry room adds everyday convenience and extra storage. Outside, you'll appreciate the detached double garage with plenty of storage space, as well as off-street parking conveniently located in front of the home. Whether you're starting a family, downsizing, or simply looking for a move-in-ready property in a fantastic community, this home checks all the boxes. Enjoy small-town living with all the comforts of a modern home in beautiful Alix, Alberta.