



GRASSROOTS
REALTY GROUP

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#8 48A Street Close
Alix, Alberta

MLS # A2328184



\$139,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,217 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

WELCOME TO ALIX! How about a great big pie shaped lot with a huge garage, a home with a brand new roof, almost all updated windows and tons of mature trees to tuck you in and keep you secluded in one of Central Alberta's Best towns? Beginning on a newer, picturesque, covered front deck - The home welcomes you into a very cute kitchen and features a nice living room at the front with a big bay window looking onto the neighbourhood. Down the hall are three spacious bedrooms, and a rear entry bonus room with gas fireplace, its own door and rear deck entrance. The garage features a metal roof, double overhead doors, and is insulated and heated. Lastly, a garden shed and raised garden boxes in addition to the large variety of trees and greenery complete the fully fenced and landscaped yard, so it's ready for kids or pet. Backing onto green space, we're at the east edge of town and there are no neighbours behind. Alix is a dynamite small town just shy of 1000 people. It offers all the amenities a person needs and a few very quaint luxuries, including Alix Lake, a full golf course, and a famous bakery. Alberta's largest lake south of Edmonton - Buffalo Lake, is just 20 minutes away, and Lacombe and Stettler are both about 25 in opposite directions. Situated close to everything because it's nestled in the heart of the heartland - This Is Alberta, Amen!