



GRASSROOTS
REALTY GROUP

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**4 48A Street Close
Alix, Alberta**

MLS # A2328854



\$99,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	952 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Lawn, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle, Membrane, Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, stove, washer/dryer (AS IS WHERE IS), furniture in bedrooms negotiable

Here's a great opportunity to get into the market without breaking the bank. This mobile home sits on a spacious 7,360 sq ft fully fenced lot—perfect for kids and pets. The home features a couple of additions, providing plenty of living space. Exterior updates include vinyl siding, newer rubber membrane roofing on portions of the home, and updated vinyl windows in the additions. You're welcomed in through a practical mudroom that leads into a large kitchen, with the living room just off to the side. An added dining area offers extra room for family meals and entertaining. Down the hall, you'll find three bedrooms, including a generously sized primary bedroom with its own addition for extra space, as well as a 4 piece bathroom that also has the washer and dryer. Outside, there's ample parking off the back alley with room for multiple vehicles, along with a good-sized garden shed for all your outdoor storage needs. Located just a short walk from the K–12 school, this is an ideal spot for families. The Village of Alix offers a charming small-town atmosphere with local shops and dining, while still being centrally located—just 25 minutes to Stettler, 30 minutes to Lacombe, and 40 minutes to Red Deer. If you've been looking for affordable small-town living with convenient access to larger centers, this property may be worth a look.