



GRASSROOTS
REALTY GROUP

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5508 49 Avenue
Alix, Alberta

MLS # A2331949



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,403 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, P		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Wet Bar		

Inclusions: Shed

You want PEACE AND QUIET in small town living?!?!? Situated on a QUIET close, with open fields beside you, a municipal ROW (so no immediate neighbor - EVER!!!! and the town Ag. Grounds & Ball diamonds behind....This is about as GOOD AS IT GETS!!! Seeking main floor living? Or a Home that is fully finished and big enough for your growing family?!? This updated bungalow has SO MUCH to offer!! Main floor living, open-concept layout and modern finishes throughout. Kitchen appliances (2019), washer/dryer (2021), A/C (2022), furnace (2024), and roof (2019) — move-in ready with peace of mind. The main level features 2 bedrooms, including a spacious primary with a large ensuite, plus an additional bedroom/office and full bath. The fully finished basement adds 2 more bedrooms, a full bathroom, wet bar, cozy wood-burning fireplace, and in-floor heating. Enjoy the Oversized heated double attached garage; MASSIVE amounts of off-street parking (HELLO RV PARKING!!!), and a beautiful fully landscaped yard like no other! Fully fenced, tons of perennials, trees and shrubs ALL maintained with an Underground sprinkler system!! This HOME IS INCREDIBLE....and what an amazing opportunity for those looking to enjoy small town living with all the essentials; great golf course and a block to the lake - perfect for Kayaking or Boating!