



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5412 49 A Avenue
Alix, Alberta

MLS # A2333445



\$244,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,422 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions:	N/A
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Located two doors down from Alix Lake, this house is located in the newer area of town. Many updates to this house including new furnace, new tankless hot water, new A/C unit, flooring, paint, plumbing, and much more. House features 3 bedrooms, 2 bath including a 4 piece ensuite. Kitchen is oversized with lots of cupboard space and corner pantry. Vaulted ceilings, hardwood floors in living room, lino in the kitchen. Main Floor Laundry. Roof has newer shingles. House sits on concrete Footings and is secured to those footings. No basement. Attached 24'x24' garage. Back yard is completely fenced, with and a custom made metal gate for access.