

# \$547,000 - 5107 45th Street, Alix

MLS® #A2236577

**\$547,000**

4 Bedroom, 2.00 Bathroom, 1,957 sqft

Residential on 2.00 Acres

NONE, Alix, Alberta

Discover this stunning 2 acre property on the edge of town. IMMACULATELY maintained and move in ready, this acreage offers both tranquility and convenience. House has had Substantial upgrades with updated kitchen featuring NEW TOP END APPLIANCES with gas range and double ovens. Both bathrooms have been recently updated with new toilets and taps, Vinyl Windows in 2005, Furnace 8 years old, HTW 2 years old, Metal roof 5 years old. The list goes on, and when you view it you will see it. Shows extremely well and is Very clean! Outside you have a covered deck with wheelchair ramp, stone fireplace, greenhouse, playhouse, and that is all in your fenced PARK LIKE yard. Outside the fenced area you have a roundabout driveway with a LARGE 34'X36' GARAGE, with 3 single overhead doors on the front, all with automatic door openers, and one overhead door on the North side. The 12'x8' Barn style shed stays. Lots of room for toys, trailers, etc. You will be amazed by the Yard, plus the additional 1 acre hay patch on the East side of yard is included. You have your own drilled water well, Septic and Field. Best of both Worlds!! Don't miss out on this unique opportunity!

Built in 1945

## Essential Information

MLS® #                    A2236577

Price                     \$547,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,957
Acres	2.00
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	5107 45th Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	20
Parking	Triple Garage Detached, Driveway, Gravel Driveway
# of Garages	3

### Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Fire Pit
Lot Description	Back Yard, Landscaped, Rectangular Lot

Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	10
Zoning	R1

**Listing Details**

Listing Office	Ramstad Realty Ltd.
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