

# \$289,000 - 4904 49 Street, Alix

MLS® #A2258740

**\$289,000**

3 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.14 Acres

NONE, Alix, Alberta

Welcome to this charming, sun-filled home on a spacious corner lot in the heart of Alix — just steps from the local school and minutes from beautiful Alix Lake! The main floor offers a flexible layout with two bedrooms (or one bedroom plus an office), a full bathroom featuring a relaxing jetted tub, and a generously sized laundry room. The fully developed lower level includes two additional bedrooms, a second full bathroom with cozy underfloor heat, and an oversized recreation room perfect for family gatherings or entertaining. Car enthusiasts and hobbyists will appreciate the oversized double detached garage (29' x 32'), wired for 240 electrical with roughed-in underfloor heating. Outside, the low-maintenance yard provides a private deck and plenty of space to enjoy the outdoors. Inside, the quaint kitchen adds unique character, while recent updates include fresh paint throughout. This property combines small-town charm with practical upgrades, making it a wonderful place to call home.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2258740  |
| Price      | \$289,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,015       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4904 49 Street |
| Subdivision | NONE           |
| City        | Alix           |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0B0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Gas            |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Other                     |
| Foundation        | Other                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 24                   |
| Zoning         | R1                   |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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