

# \$115,000 - 4519 Lake Street, Alix

MLS® #A2223543

**\$115,000**

2 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.16 Acres

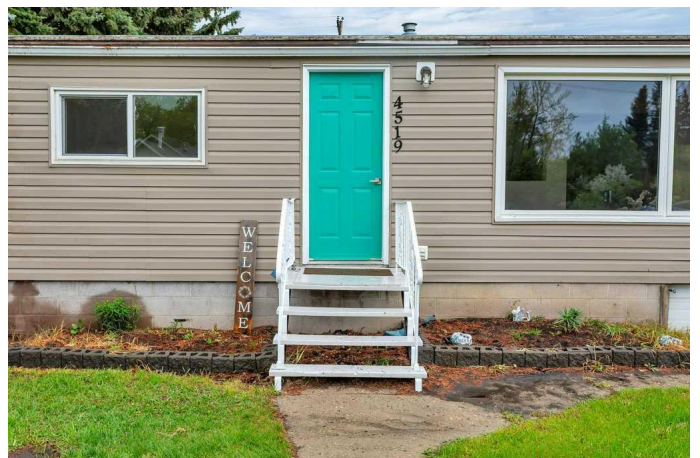
NONE, Alix, Alberta

Nestled in the welcoming community of Alix, this 2-bedroom, 1-bathroom home on its own lot, offers the perfect blend of affordability, comfort, and convenience, making it an ideal choice for first-time buyers, down sizers, or savvy investors seeking a high-potential rental property. Located directly across from the picturesque Alix Lake and its scenic walking trails, this home provides a tranquil setting with nature at your doorstep, while remaining just a short 30-minute drive to Stettler and 40 minutes to Red Deer, ensuring easy access to urban amenities.

Step inside to discover a move-in-ready gem. The kitchen boasts updated cupboards, and durable flooring creating an inviting atmosphere. The bathroom has been tastefully renovated, and also houses the laundry which is a great use of space. Updated windows flood the interior with natural light, enhancing the warm and cozy ambiance while improving energy efficiency.

Recent upgrades ensure peace of mind and low maintenance for years to come. An updated furnace and hot water tank provide reliable comfort and efficiency, keeping utility costs in check. The home's compact yet functional layout maximizes space, offering two well-proportioned bedrooms that provide ample room for relaxation or a home office setup. The open living area is perfect for entertaining or unwinding after a day spent exploring the nearby lake and trails.

Whether you're seeking a low-maintenance



starter home, a cozy retreat for downsizing, or a turnkey rental property with strong cash flow potential, this Alix gem checks all the boxes. Enjoy the quiet charm of small-town living with the convenience of nearby urban centers. Don't miss this opportunity to own a updated home "perfect for cash buyers looking for value and lifestyle.

Built in 1974

**Essential Information**

MLS® #	A2223543
Price	\$115,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,016
Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	4519 Lake Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C0B0

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Other
Roof	Metal, Mixed
Construction	Mixed, Vinyl Siding
Foundation	Other, Perimeter Wall, See Remarks

## Additional Information

Date Listed	May 21st, 2025
Days on Market	24
Zoning	R3

## Listing Details

Listing Office	CIR Realty
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