

# \$349,000 - 26 47a Avenue Close, Alix

MLS® #A2198100

**\$349,000**

5 Bedroom, 2.00 Bathroom, 1,258 sqft  
Residential on 0.17 Acres

NONE, Alix, Alberta

Check out this stunning 4-bedroom treasure nestled in a tranquil close. This well cared-for home radiates pride of ownership and boasts a smart, spacious layout tailored for ease and enjoyment. The open kitchen is the home's centerpiece, featuring plentiful counter space, a sizable island with seating, and a warm, inviting atmosphere—perfect for culinary creations and entertaining. The living room features an abundance of natural light and hardwood flooring. The generous main-floor primary bedroom serves as a peaceful haven, and there is a chic main-floor bathroom showcasing a double sink and ample vanity space. An additional well-sized bedroom on the main level offers versatility for guests or family. Venture downstairs to an expansive family room, complete with a cozy gas fireplace framed by elegant tile and a mantel—ideal for relaxing or hosting get-togethers. The basement also houses two more spacious bedrooms, another full bathroom, a convenient laundry room, and a large storage room to keep everything tidy. This home is packed with sought-after extras, including central vacuum, central air conditioning. Most windows have been replaced, and upgrades have been completed throughout. There is an impressive 24x24 detached heated garage—a paradise for hobbyists or anyone needing extra space. Outside, enjoy a fully fenced, expansive backyard featuring a storage shed, outdoor planters, and a lovely patio area—perfect for



unwinding. With abundant storage and thoughtful details throughout, this exceptional property delivers the ultimate blend of comfort, style, and functionality! It is located on a quiet cul de sac and is completely move in ready!

Built in 1976

### Essential Information

MLS® #	A2198100
Price	\$349,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	26 47a Avenue Close
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	11
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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