\$525,000 - 5107 45th Street, Alix

MLS® #A2236577

\$525,000

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 \$525,000

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 Acreage with Residence, 2 Storey

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 Driveway, Gravel Driveway, Triple Garage Detached

of Garages 3

Interior

Interior Features See Remarks, Vinyl Windows

Appliances Dishwasher, Refrigerator, Gas Stove, Microwave, 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, Rectangular Lot, Landscaped

Roof Metal

Construction Vinyl Siding, Wood Frame, Concrete

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 120 Zoning R1

Listing Details

Listing Office Ramstad Realty Ltd.

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