

\$75,000 - 5207 47th Street, Alix

MLS® #A2216217

\$75,000

2 Bedroom, 1.00 Bathroom, 1,131 sqft

Residential on 0.28 Acres

NONE, Alix, Alberta

WELCOME TO ALBERTA! Great big 100'X120' lot with an old home in the great town of Alix, for a price too beautiful to ignore. A person is certainly going to need to do work on the house, but it's a good square footage on the main floor, a concrete foundation and a number of the windows have been updated. Two bedrooms with a really easy option to make a third, and with basement development maybe even a fourth/fifth. Once renovated and healthy again, a house this size would likely command \$1000-1200 per month in rent. These are two separate lots on one title and Alix is great to deal with should someone have some potential ideas for the bare lot. Three good garden sheds accompany the property. Alix rocks! They have all the essential amenities, a full school, a wicked golf course and the worlds cutest little lake complete with beach, park and over 6kms of nature trail around it for the hikers. Buffalo Lake, largest lake in Alberta south of Edmonton, is just 20 minutes away if you're looking for fishing or watersports! If you get a chance, swing into Sweet Crumbs Bakery, Jeannie's Pizza Pantry or Big Bubba's Bar & Grill for the greatest feature of all - the lovely people who live there!

Built in 1930

Essential Information

MLS® # A2216217

Price \$75,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,131
Acres	0.28
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5207 47th Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle, Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	(R4) Heavy Vehicle Reside

Listing Details

Listing Office	Alberta Realty Inc.
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