

\$109,900 - 4607 Lake Street, Alix

MLS® #A2238029

\$109,900

3 Bedroom, 1.00 Bathroom, 998 sqft

Residential on 0.10 Acres

NONE, Alix, Alberta

IDEAL INVESTMENT OPPORTUNITY OR PERFECT FIRST HOME! Located on a large lot in the quiet community of Alix, Ab, this really nice half duplex offers a well-designed MAIN FLOOR layout with great functionality and value. Inside, you'll find a generously sized LIVING ROOM, a spacious KITCHEN and DINNING AREA, THREE COMFORTABLE BEDROOMS, a FULL 4 PCS BATHROOM, and a convenient STORAGE ROOM – all thoughtfully arranged for easy, everyday living. There is also a SEPARATE ENTRY & the BASEMENT offers exciting potential to develop additional living space to suit your needs – whether it's extra bedrooms & a second bathroom. The layout and setup make this an excellent opportunity for investors or those looking to get a strong start in home ownership. Step outside to enjoy a LARGE FENCED & LANDSCAPED BACKYARD complete with a PRIVATE DECK, perfect for entertaining or relaxing with lake views. There is also a long PARKING PAD just off the side of the house making it very convenient to park 2 cars if need be. Ideally located just minutes from schools, shopping, and recreation, this home is nestled in the welcoming community of Alix – only 30 minutes from Lacombe or Stettler, and 40 minutes from Red Deer. Alix boasts a scenic lake, camping and beach areas, a golf course, arena, and charming local shops making it a great place to live or invest. This really nice property is awaiting your special touch to turn



it into your DREAM HOME!

Built in 1976

Essential Information

MLS® #	A2238029
Price	\$109,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	998
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	4607 Lake Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C0B0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
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Appliances	Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lake
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	2
Zoning	R2

Listing Details

Listing Office	eXp Realty
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