

# \$372,000 - 5328 47 Street, Alix

MLS® #A2220861

**\$372,000**

5 Bedroom, 2.00 Bathroom, 2,181 sqft

Residential on 0.67 Acres

NONE, Alix, Alberta

Small town feelings with Country style living! Situated on the outskirts of Alix, this property includes FIVE LOTS giving you tons of space, parking and opportunity. With no neighbours behind you, EXTENSIVE construction, upgrades, and customization â€” this one is completely unique, extremely functional and SO VERY IMPRESSIVE!! The 2007 Manufactured home has been extensively upgraded and customized and includes a ton of modern farmhouse/industrial style finishes. The entire exterior was wrapped with rigid insulation before new siding was installed in 2021 and new shingles! Inside you will find tongue and groove ceilings, new kitchen cabinets, paint, flooring, trim, and fixtures. The Primary bedroom includes a one-of-a-kind ensuite shower that ties into the rest of the modern farmhouse / industrial vibes in this terrific home. The sellers went above and beyond in 2021 when adding living space with this absolutely STUNNING 1-1/2 story addition. Built on concrete footings, and customized for one of the most distinctly constructed and styled homes you will ever see. There is tons of space for family and friends to gather, or just to cozy up and enjoy the space. With a total of 5 Bedrooms and 2 Bathrooms â€” there is room for everyone. A certified WETT inspected wood stove adds loads of warmth inside to truly experience that country feeling. Outside there are LOADS of benefits! From the oversized, fully finished 28x32 Double garage with Asphalt paving,



garden space, fruit trees, raspberries, lilacs, perennials and a custom deck and pergola on the rear of the home for ultimate privacy. On the other end of the home, you have landscaping, and a supersized 12x19 shed for additional storage and RV Parking. Zoned Heavy Vehicle Residential allows any owner/operator a place to park his rig, stay comfortable and enjoy being home. Alix offers a K-12 School, Shopping, Golf, Lake and many small town businesses in a wonderful community just over 30 minutes to Red Deer.

Built in 2007

### **Essential Information**

MLS® #	A2220861
Price	\$372,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,181
Acres	0.67
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5328 47 Street
Subdivision	NONE
City	Alix
County	Lacombe County
Province	Alberta
Postal Code	T0C 0B0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows

Appliances None

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Free Standing, Wood Burning, Dining Room

Basement None

### Exterior

Exterior Features Garden, Private Yard

Lot Description Backs on to Park/Green Space, Corner Lot, Few Trees, Garden, Irregular Lot, Lawn, No Neighbours Behind, Native Plants

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete, See Remarks, Block

### Additional Information

Date Listed May 13th, 2025

Zoning R4 - Heavy Vehicle Reside

### Listing Details

Listing Office RE/MAX real estate central alberta

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