

# \$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	3
Zoning	R2

## Listing Details

Listing Office	eXp Realty
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