# \$425,000 - 4715 Lake Street, Alix

MLS® #A2228819

#### \$425,000

5 Bedroom, 3.00 Bathroom, 1,537 sqft Residential on 0.21 Acres

NONE, Alix, Alberta

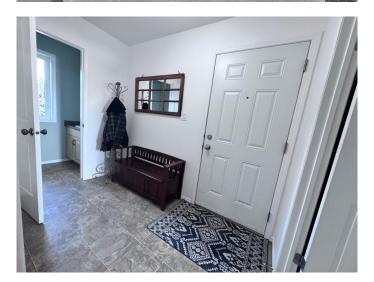
Welcome to this well-built 1,537 sq ft home built by Zaks Homes (Hague, Saskatchewan), on a durable and energy-efficient ICF foundation. Located in the charming community of Alix, this 5 bedroom, 2.5 bathroom home offers space, comfort, and modern updates and an incredible 75x122 ft lot.

Enjoy peace of mind with new shingles (2020) and a hot water tank replaced in 2023 (plus a second tank for extra capacity). The basement features in-floor heating with 6 zones, a wet bar, and excellent insulation throughout. Class A chimney for wood burning stove if desired. A large single attached garage and 10x20 shed (built in 2017) offer great storage, and the fully fenced backyard is a gardener paradise complete with a large garden, a triple-variety plum tree, cherry trees (Evans and Cupid), and two apple trees (Norland and Battleford). A hardy kiwi vine grows near the garage man door.

Entertain with ease thanks to the natural gas BBQ hookup on the back deck and a huge walk-in pantry in the kitchen.







This unique property blends thoughtful updates with natural beauty ideal for families, gardeners, or anyone seeking peaceful small-town living.

#### Built in 2007

#### **Essential Information**

MLS® # A2228819 Price \$425,000

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,537 Acres 0.21 Year Built 2007

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 4715 Lake Street

Subdivision NONE City Alix

County Lacombe County

Province Alberta
Postal Code T0C 0B0

#### **Amenities**

Parking Spaces 3

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Chandelier, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s),

Wet Bar

Appliances Bar Fridge, Dishwasher, Dryer, Refrigerator, Stove(s), Washer/Dryer

Heating Central, In Floor

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden, Storage

Lot Description Back Lane, Back Yard, Garden, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

## **Additional Information**

Date Listed June 7th, 2025

Days on Market 25 Zoning R1

## **Listing Details**

Listing Office Maxwell Real Estate Solutions Ltd.

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