

# \$355,000 - 4923 55 Street, Alix

MLS® #A2265767

**\$355,000**

4 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.15 Acres

NONE, Alix, Alberta

Welcome to the Village of Alix! This property is a quick walk to the lake and has been the owner's vacation home for over 3 years. Affectionately referred to as the 'Owl's Nest' by their kids and grandkids, the home has been a comfortable haven for large family gatherings, friends, weekends and even a yoga retreat. The vaulted ceiling and open floor plan gives the kitchen/living area a unique combination for entertaining and relaxing. The fully finished lower level provides enough space for a pool table, workout area and a snack bar. Outdoor enthusiasts will enjoy the 6km Alix Nature Trail, Golf Course, and the Lake for kayaking or other water sports and cross country skiing in the winter months. The main floor is spacious and bright with a large living room, spacious kitchen with island, pantry and plenty of space for your dining table! There are three good size bedrooms on this level along with a four piece bath. The lower level is fully developed with luxurious 'in-floor' heat! There is a large rec room complete with an 'entertainment' area to prepare quick snacks! The fourth bedroom, three piece bath and laundry is also located on this lower level! Enjoy 'on demand' hot water! Move in ready and lovingly maintained! Schedule your showing and enjoy small town living!

Built in 2002

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2265767    |
| Price          | \$355,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,062       |
| Acres          | 0.15        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4923 55 Street |
| Subdivision | NONE           |
| City        | Alix           |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0C 0B0        |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                              |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Concrete Driveway, None, On Street |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                     |
| Heating           | In Floor, Forced Air                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                              |

Basement                      Full

**Exterior**

Exterior Features      Garden, Private Yard, Fire Pit, Playground, Rain Barrel/Cistern(s)  
Lot Description        Back Yard, Front Yard, Landscaped, Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 27th, 2025  
Days on Market        1  
Zoning                    R1A

**Listing Details**

Listing Office           Stonemere Real Estate Solutions

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