

# \$259,500 - 5204 51st Avenue, Alix

MLS® #A2263966

**\$259,500**

5 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.83 Acres

NONE, Alix, Alberta

Country living with the convenience of the great Alix, Alberta at your doorstep! This country bungalow has had extensive renovations with brand new kitchen cabinets & quartz countertops to go with stainless appliances in the kitchen. The wall between the kitchen and living room has been modified and a peninsula island installed to offer an open, airy feeling on the main floor. Down the hall are 3 bedrooms and a 4 piece main floor bathroom. Laminate flooring upstairs and down all within the last two years, a new balcony off the back and a new deck off the front. Downstairs is a good sized family room, a utility/laundry room and two more bedrooms (5 total) with one them, the largest bedroom of them all, having it's own three piece ensuite. Brand new shingles, a new paint job and a freshly landscaped front + back yard with new gravel driveway/parking pad have the exterior looking sharp! Lastly, Parlby creek runs along the backyard framing your large .835 acre parcel beautifully. Alix is one of the best, with all the essential amenities, nice people, and great proximity to Red Deer (45 Mins) & Stettler (25 Mins). Lastly, Alix Lake is just across the road and is great for swimming and paddle boarding. If you'd prefer fishing and power boating, Buffalo Lake is more like 15-20 minutes and Haunted Lakes Golf Course is just on the other side of town!

Built in 1970



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2263966                         |
| Price          | \$259,500                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,050                            |
| Acres          | 0.83                             |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5204 51st Avenue |
| Subdivision | NONE             |
| City        | Alix             |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0B0          |

## Amenities

|                |         |
|----------------|---------|
| Utilities      | Propane |
| Parking Spaces | 10      |
| Parking        | Parkade |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Propane                                         |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit                                                      |
| Lot Description   | Backs on to Park/Green Space, Few Trees, No Neighbours Behind, Pasture |

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt Shingle   |
| Construction | Mixed, Wood Frame |
| Foundation   | Wood              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 29                 |
| Zoning         | R1                 |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

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