

**4512 47 Street  
Alix, Alberta**

**MLS # A2273958**



**\$229,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Storage Shed, Garage door opener

Welcome to 4512 47 Street in the friendly Village of Alix &mdash; an affordable, move-in-ready property with exceptional value at \$229,900. This inviting 3-bedroom, 2 bathroom 2014 SRI Homes NP-901A mobile sits on its own titled lot. This home can be combined with the neighbouring vacant lot on a separate title, giving you outstanding flexibility for parking, storage, future development, or simply extra elbow room. Inside, you'll love the bright, open layout featuring a spacious living room with large windows, a generous eat-in kitchen with rich dark cabinetry, great counter space, and a full appliance package. The primary bedroom is set at one end for privacy and includes a walk-in closet and a full 4-piece ensuite with a deep soaker tub. Two additional bedrooms and a second full bathroom create an ideal setup for family, guests, or a home office. A dedicated laundry room adds convenience and practical storage. Step outside onto the big front deck &mdash; perfect for BBQ season &mdash; and enjoy the wide, open yard space that comes from having a double lot. There's also a large, 25x23 garage, offering plenty of room for vehicles, tools, and projects. The home shows pride of ownership throughout and offers clean, simple living with room to grow. Whether you're starting out, downsizing, or looking for a smart investment with future potential, this property is a fantastic opportunity in a quiet, welcoming community. Quick possession is available.