

## \$346,000 - 4219 50a Avenue, Cold Lake

MLS® #E4421844

**\$346,000**

4 Bedroom, 3.00 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

A home like no other in Brady Heights on a quite cul-de-sac with huge yard and detached double car garage. Inside (and outside) will not feel like 1980 - there has been significant renovations throughout the main floor including all the windows and doors, roof, siding, new electrical panel, new furnace (2024), hot water tank (3 yrs), Central Air (2 yrs), trim, flooring, and the entire kitchen. You will be impressed. Spacious sunken living room with wood fireplace and lots of natural light will greet you and the seamless flow to the new kitchen is great for entertaining. The modern kitchen features quartz counters, and stainless steel appliances. Main floor also has 3 bedrooms and a fully renovated main bathroom. The primary bedroom also includes 3 piece ensuite bath. Downstairs you will find a bedroom, laundry, family room, additional bathroom & wet bar with BRAND NEW flooring, trim & paint. Out back in the fenced & landscaped yard you will also find a great spot for a pool or gazebo to enjoy summers.

Built in 1980

### Essential Information

MLS® # E4421844

Price \$346,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,356                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4219 50a Avenue |
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 2A1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows, Wet Bar |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                                          |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Brick, Composition       |
| Exterior Features | Fenced, Landscaped, Level Land |
| Roof              | Asphalt Shingles               |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Brick, Composition |
| Foundation   | Concrete Perimeter       |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | North Star Elementary |
| Middle     | Cold Lake Junior High |
| High       | Cold Lake High        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 166                 |
| Zoning         | Zone 60             |

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Listing information last updated on August 2nd, 2025 at 2:32am MDT