

## **\$324,000 - 4204 50a Avenue, Cold Lake**

MLS® #E4425079

**\$324,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

What a great place to start! This well maintained family home is located on a corner lot in a quiet cul-de-sac in Brady Heights. Main floor features laminate flooring in living room with large windows. Large kitchen has new dishwasher and microwave hoodfan and features lots of cabinets and counterspace. Eating area in kitchen has access to massive deck through garden doors. 3 bedrooms on main bathroom plus 4pc bathroom with jetted soaker tub. The basement is fully finished, separated by the locked door, and has its own 3pc bathroom. It was developed to serve as a fourth and the largest bedroom in the house, and was used as a second primary bedroom. Excellent curb appeal with large yard with mature trees, garden boxes and lane access with room for RV parking. Huge, newly renovated deck can be used as a safe, spacious, and convenient outdoor play area for kids. Single attached garage plus single attached carport with extra storage attached. Other recent upgrades include newer hot water tank.

Built in 1979

### **Essential Information**

MLS® # E4425079

Price \$324,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4204 50a Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2A5

### **Amenities**

Amenities	Deck
Parking	RV Parking, Single Carport, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 11th, 2025
Days on Market	144
Zoning	Zone 60

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