

## \$315,000 - 5305 40 St, Cold Lake

MLS® #E4427136

**\$315,000**

5 Bedroom, 2.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Brady Heights, Cold Lake, AB

On the top of Brady Heights , this well cared for Bilevel home sits on a corner lot in a very quiet neighborhood. This house features 5 spacious bedrooms and 2 bathrooms perfect for a growing family or hosting guests . Inside, the home boasts lots of natural light with a open concept layout from the living room right to the cozy kitchen that is complete with 3 White Appliances. The Laminate flooring throughout the main level , enhancing the home's overall warmth and appeal. A great finished basement adds extra room for the family to relax or entertain and large windows to add brightness. Good size laundry room with New Washer and Dryer plus newer Hot water tank. Outside, step onto a raised deck that is ready for that patio set and BQ. Bonus is a 22x24 Detached Double Car Garage which provides ample space for 2 Vehicles and a cement pad for extra parking with additional street parking .The property is only steps away from Meadow Park and close to Schools, Shopping, Restaurants and Golf course.

Built in 1987

### Essential Information

MLS® # E4427136

Price \$315,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5305 40 St
Area	Cold Lake
Subdivision	Brady Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2A9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ecole Holy Cross
Middle	Cold Lake Middle School
High	Assumption

**Additional Information**

Date Listed	March 23rd, 2025
Days on Market	44
Zoning	Zone 60

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