

## \$419,900 - 5804 Meadow Way, Cold Lake

MLS® #E4441231

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,412 sqft  
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Beautifully positioned raised bungalow backing onto the scenic Millennium Trail. From the charming covered front veranda with enclosed storage below to the functional walkout basement, this home is thoughtfully designed for flexible living. The open-concept main floor welcomes you with soaring vaulted ceilings, a spacious island, and an abundance of cabinetry, including a built-in desk area perfect for a home office or easily transformed into a coffee bar. 3 bedrooms are located on the main level, including a generous primary suite with walk-in closet and 4pc ensuite. A dedicated laundry area with boot room provides direct access to the oversized heated double garage, featuring impressive 13.5'™ ceilings. Downstairs, the bright walkout basement presents excellent potential for in-law accommodation, offering a separate entrance, two large bedrooms, a full bath with a walk-in shower, and additional laundry hookups. Outside, enjoy a fully fenced yard with a quad-sized gate leading to the trail.

Built in 2013

### Essential Information

MLS® #	E4441231
Price	\$419,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,412
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	5804 Meadow Way
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0E7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch, Gazebo, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	10
Zoning	Zone 60

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