

# \$319,000 - 5320 44 Street, Cold Lake

MLS® #E4445873

**\$319,000**

4 Bedroom, 2.00 Bathroom, 1,084 sqft  
Single Family on 0.00 Acres

Brady Heights, Cold Lake, AB

Welcome to your new home in the highly desirable neighbourhood of Brady Heights—where mature trees, quiet streets, and a strong sense of community come together. Step into the heart of the home and discover a bright kitchen featuring granite countertops. The adjoining dining area opens onto a spacious deck, where you can enjoy your landscaped and fenced backyard, complete with towering trees and direct access to current green space. The home is rounded out with central air conditioning, a double attached garage, and thoughtful updates, including new shingles (2015) and a refreshed main bathroom with a new vanity and added cabinetry. This inviting 4-bedroom, 2-bathroom home offers space, updates, and a setting you’ll love coming home to.

Built in 1993

## Essential Information

MLS® #	E4445873
Price	\$319,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1993



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5320 44 Street
Area	Cold Lake
Subdivision	Brady Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B4

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Vinyl Windows
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	1

## Zoning

## Zone 60

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