

## **\$319,000 - 4204 50a Avenue, Cold Lake**

MLS® #E4460181

**\$319,000**

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® # E4460181

Price \$319,000



|                |                        |
|----------------|------------------------|
| 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    | October 1st, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 60           |

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Listing information last updated on November 4th, 2025 at 9:17am MST