

5322 43 Street  
Cold Lake, Alberta

MLS # A2057020



**\$252,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Brady Heights                    |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.                     | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                       |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                        |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Landscaped |               |                   |

|                    |                                         |                   |    |
|--------------------|-----------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Soaking Tub, Storage |                   |    |

**Inclusions:** N/A

Visit REALTOR website for additional information. This well cared for family home has room for everyone! The main floor features a spacious kitchen, living room with tons of natural light, 2 bedrooms, and a 4 piece main bathroom Fully finished basement has a family room with cozy gas fireplace, 2 bedrooms, a 3 piece bathroom, and laundry room. The basement offers the possibility to generate rental income and has a private entrance. You'll enjoy entertaining on the deck overlooking the large fenced & landscaped backyard with firepit area and various trees including apple, maple, flowering almond, and more. The home is well located in a quiet neighborhood with friendly neighbors, and frequent wildlife sightings.