



GRASSROOTS
REALTY GROUP

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5322 43 Street
Cold Lake, Alberta

MLS # A2057020



\$252,999

Division:	Brady Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.