



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.