

# \$252,999 - 5322 43 Street, Cold Lake

MLS® #A2057020

## \$252,999

4 Bedroom, 2.00 Bathroom, 1,028 sqft  
Residential on 0.17 Acres

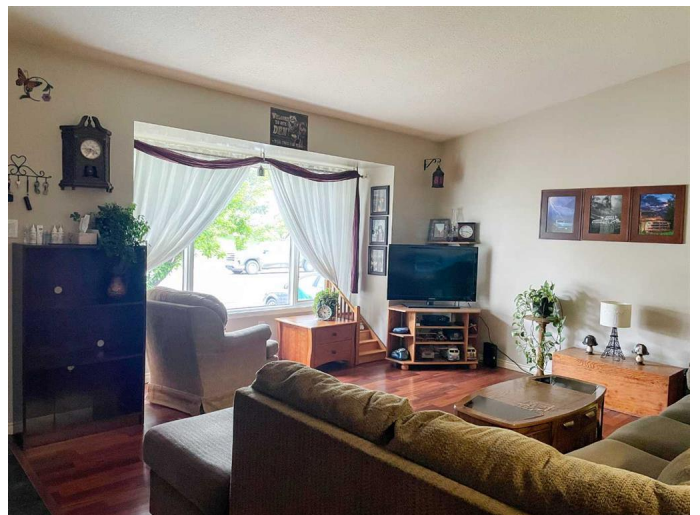
Brady Heights, Cold Lake, Alberta

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.

Built in 1989

## Essential Information

MLS® #	A2057020
Price	\$252,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	5322 43 Street
Subdivision	Brady Heights
City	Cold Lake
County	Cold Lake
Province	Alberta
Postal Code	T9M 2A3

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Laminate Counters, Soaking Tub, Storage
Appliances	Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2023
Days on Market	697
Zoning	R1

### Listing Details

Listing Office

PG Direct Realty Ltd.

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