

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

MLS® #A2057020

**\$252,999**

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

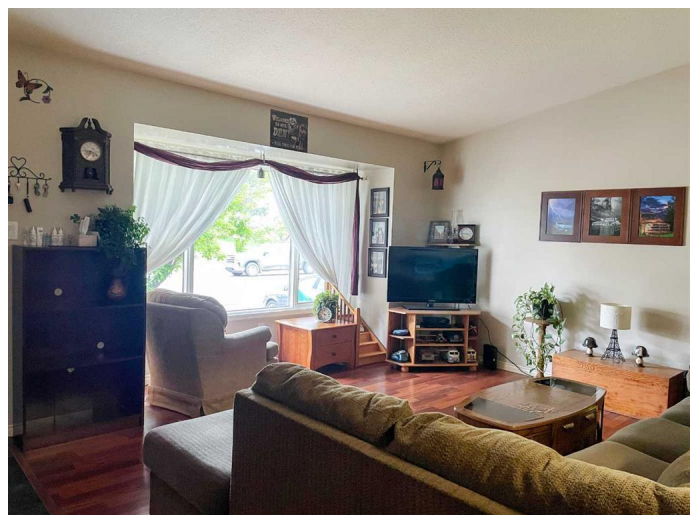
Brady Heights, Cold Lake, Alberta

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 690  
Zoning R1

### Listing Details

Listing Office

PG Direct Realty Ltd.

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