

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

MLS® #A2057020

## \$252,999

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

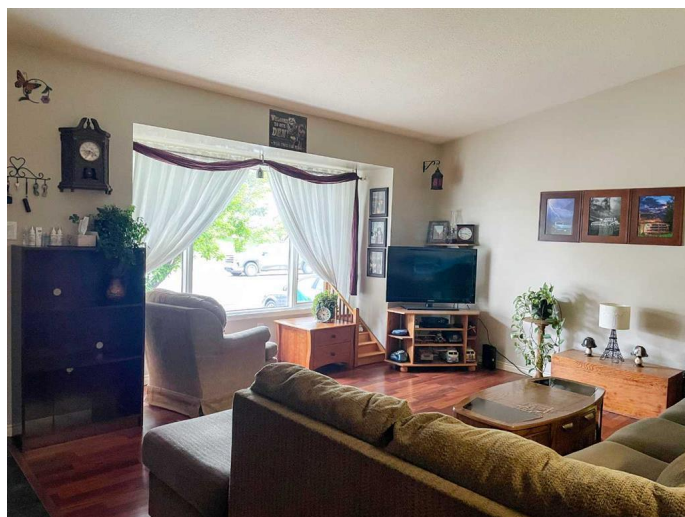
Brady Heights, Cold Lake, Alberta

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, Range Hood, Refrigerator, 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 | 795             |
| Zoning         | R1              |

### Listing Details

Listing Office

PG Direct Realty Ltd.

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