

## \$335,000 - 5301 43 Street, Cold Lake

MLS® #E4431501

**\$335,000**

3 Bedroom, 2.00 Bathroom, 993 sqft

Single Family on 0.00 Acres

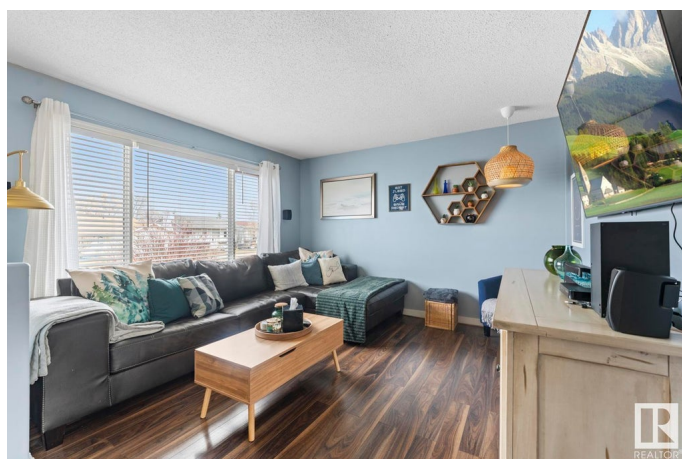
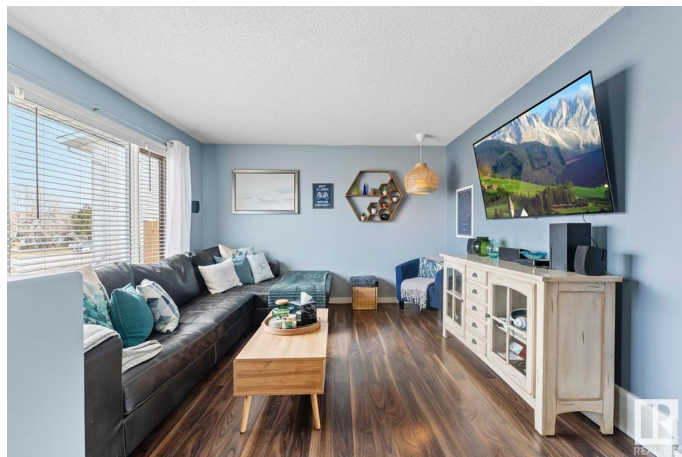
Brady Heights, Cold Lake, AB

Very well maintained home in sought-after Brady Heights, backing directly onto Brady Heights Park and close to schools and shopping. Enjoy a bright updated kitchen with refurbished cabinetry, newer appliances, chimney hood fan, and stylish backsplash. Garden doors off the dining area lead to a back deck with natural gas hookup, overlooking a landscaped and fenced yard with gate access to the park and playground. The main bath connects to the primary bedroom and features double sinks. Upstairs offers 3 bedrooms, while the lower level includes a large family room with a gas fireplace, den, and 3-piece bath. The basement has a spacious flex room and bright laundry area. Curb appeal shines with a front perennial garden, paver stone driveway, roomy front porch with lots of room for the welcome sign, and attached double garage with direct entry.

Built in 1992

### Essential Information

MLS® #	E4431501
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	993
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5301 43 Street
Area	Cold Lake
Subdivision	Brady Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2A2

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 16th, 2025

Days on Market 5

Zoning Zone 60

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Listing information last updated on April 21st, 2025 at 7:47am MDT