

## \$299,000 - 4801 45 Street, Cold Lake

MLS® #E4435027

**\$299,000**

3 Bedroom, 2.00 Bathroom, 987 sqft

Single Family on 0.00 Acres

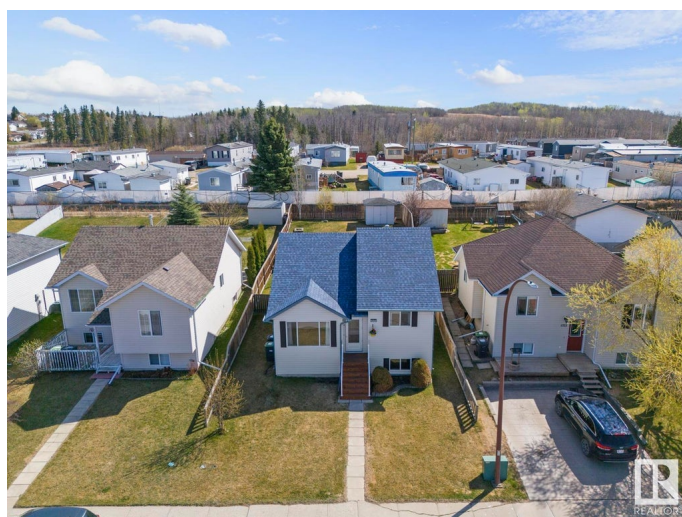
Cold Lake South, Cold Lake, AB

Move-in ready with updates throughout! This Cold Lake South gem offers over 1700 sq ft of finished living space and great curb appeal. Enjoy peace of mind with new appliances, a new furnace, fresh paint, new flooring up and down, new front steps, and shingles just 2 years old. The home features a flow-through design with a sunken living room and open kitchen/dining just a few steps up. The kitchen is bright and functional with white cabinetry, a pantry, eat-at peninsula, and patio doors leading to the large backyard—complete with patio, fire pit, garden boxes, and back alley access. Main floor includes the master bedroom, another bedroom, and convenient laundry. The fully finished basement offers a spacious family room, den perfect for a media space, bright third bedroom, 3-piece bath, and storage. Located close to schools, shopping, and 4 Wing. Everything you need—and more!

Built in 2003

### Essential Information

MLS® #	E4435027
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	987



Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	4801 45 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1N7

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Vinyl Windows
Parking	See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	5

## Zoning

## Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 7:02pm MDT