

\$335,000 - 4407 52 Avenue, Cold Lake

MLS® #E4437270

\$335,000

4 Bedroom, 2.50 Bathroom, 1,157 sqft
Single Family on 0.00 Acres

Brady Heights, Cold Lake, AB

Let's talk about this house...it's a perfect buy!
This 2002 home has a yard like no other!
Massive in size and fully landscaped with back alley access, shed and only neighbours on one side. The home has had a plethora of updates including : 2020 shingles,2025 vinyl plank, all 3 bathrooms have been renovated, new trim, new lights, paint, updated toilets, boiler serviced in 2024 & newer pressure treated fence. This 4 bedroom/3 bath home has an open concept floor plan with plenty of kitchen cabinet space, middle island and adjacent dining/living room space.The primary bedroom has a beautiful 3 piece ensuite with NEW shower,NEW vanity and toilet. The lower level has in floor heat, 1 guest bedroom with 2 piece ensuite bathroom, family room and attached double heated garage. Great location close to CFB Cold Lake and all amenities.

Built in 2002

Essential Information

MLS® #	E4437270
Price	\$335,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,157



Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4407 52 Avenue
Area	Cold Lake
Subdivision	Brady Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Z7

Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 18th, 2025
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Days on Market 25

Zoning Zone 60

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