

# \$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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Listing information last updated on June 12th, 2025 at 6:18am MDT