

\$412,000 - 5804 Meadow Way, Cold Lake

MLS® #E4441231

\$412,000

5 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Beautifully positioned raised bungalow backing onto the scenic Millennium Trail. From the charming covered front veranda with enclosed storage below to the functional walkout basement, this home is thoughtfully designed for flexible living. The open-concept main floor welcomes you with soaring vaulted ceilings, a spacious island, and an abundance of cabinetry, including a built-in desk area perfect for a home office or easily transformed into a coffee bar. 3 bedrooms are located on the main level, including a generous primary suite with walk-in closet and 4pc ensuite. A dedicated laundry area with boot room provides direct access to the oversized heated double garage, featuring impressive 13.5â€™™ ceilings. Downstairs, the bright walkout basement presents excellent potential for in-law accommodation, offering a separate entrance, two large bedrooms, a full bath with a walk-in shower, and additional laundry hookups. Outside, enjoy a fully fenced yard with a quad-sized gate leading to the trail.

Built in 2013

Essential Information

MLS® # E4441231

Price \$412,000

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,412 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5804 Meadow Way |
| Area | Cold Lake |
| Subdivision | Cold Lake South |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 0E7 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Front Porch, Gazebo, Vinyl Windows, Walkout Basement |
| Parking | Double Garage Attached, Heated |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 8th, 2025 |
| Days on Market | 19 |
| 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 June 27th, 2025 at 1:32am MDT