

\$235,000 - 4304 50 Avenue, Cold Lake

MLS® #E4446914

\$235,000

4 Bedroom, 2.00 Bathroom, 880 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to your ideal first home! This charming 4-bedroom, 2-bath gem offers the perfect blend of comfort, functionality, and affordability—all in a location close to schools, shopping, parks. Upstairs, enjoy a cozy and inviting living room with newer laminate flooring and a large picture window that fills the space with natural light. The spacious kitchen with two tone cupboards, black appliances, flows seamlessly into the perfect dining area—ideal for both everyday meals and weekend gatherings. Step through the garden doors to your landscaped and fully fenced backyard perfect for kids, pets, or your morning coffee. Downstairs, the fully finished basement expands your living space with a generous family room and two additional bedrooms, including one that was formerly the primary suite, with double doors, a walk-through closet, and a 3-piece ensuite, it's currently set up as a playroom, but can easily return to a restful retreat. Let your homeownership journey begin, hang your hat, and welcome home!

Built in 1991

Essential Information

MLS® # E4446914

Price \$235,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4304 50 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B3

Amenities

Amenities	Deck
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave 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	Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 10th, 2025

Days on Market 2

Zoning Zone 60

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