

# \$330,000 - 5314 44 Street, Cold Lake

MLS® #E4429653

## \$330,000

4 Bedroom, 2.50 Bathroom, 1,170 sqft  
Single Family on 0.00 Acres

Brady Heights, Cold Lake, AB

Nestled against a peaceful green space, this well-kept 4-level split in Brady Heights is move-in ready! As you enter, you'll notice the inviting hardwood floors throughout the main and upper levels. The bright living room flows into the dining area with views of the kitchen. Step outside to the fully fenced backyard, offering privacy with the green space behind. A few steps down, relax in the cozy family room. The lower level also features a 2-piece bath, a 4th bedroom, access to the backyard through the laundry space complete with new laundry sink area and access to the heated double garage. Upstairs, the primary suite includes a 3-piece ensuite, plus two additional bedrooms and a 4-piece main bath. Recent updates include new shingles (2019), hot water tank (2019), dishwasher (2019), and three new toilets (2021). Plus, the kitchen has a new backsplash, under-counter lighting, garborator, and fresh paint throughout! Welcome to your new home in 2025!

Built in 1993

### Essential Information

MLS® #	E4429653
Price	\$330,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	5314 44 Street
Area	Cold Lake
Subdivision	Brady Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2B4

### **Amenities**

Amenities	Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	North Star Elementary
Middle	Cold Lake Junior High
High	Cold Lake High

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	8
Zoning	Zone 60

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