

## \$290,000 - 5309 56 Street, Cold Lake

MLS® #E4414571

**\$290,000**

4 Bedroom, 1.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Absolutely RARE find - this home has never been on the market before and sits on a triple lot that is just over half an acre in size. Property is fully landscaped and features mature tree throughout, alley access and a detached single car garage. The house is over 1400 sq ft and has been meticulously maintained by the original owner. Large kitchen and dining area, along with a spacious living room at the front of the house. Down the hall is the main bath, and 2 bedrooms including the primary with half bathroom. The 2nd bedroom used to be two rooms and could easily be converted back in to 2 rooms to make this a 3 bedroom up home. Downstairs there is family room with drybar, tons of storage and two more bedrooms that run from one into the other. If you are looking for a home on a massive lot then you won't find anywhere else.

Built in 1974

### Essential Information

MLS® #	E4414571
Price	\$290,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,419
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5309 56 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1R4

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### School Information

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

**Additional Information**

Date Listed	November 25th, 2024
Days on Market	158
Zoning	Zone 60

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