

## **\$449,000 - 5808 Meadow Way, Cold Lake**

MLS® #E4425439

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

This is the one! Fully developed, 5 bedroom / 3 bathroom raised bungalow. Located in the family friendly neighbourhood of "The Meadows" (close to all amenities, park and the Millennium Trail). Welcoming curb appeal, double concrete driveway and covered front entrance greet you! Spacious foyer with access to the heated garage. Open concept kitchen, dining and livingroom with plenty of large windows draw you in! Kitchen with tons of counterspace, eating ledge and walk-in pantry. Dining area with access to the back deck (plus handy natural gas hook-up). Livingroom with a corner gas fireplace. A comfortable layout for day-to-day living and entertaining! 3 bedrooms + full bathroom on main level. Master bedroom with walk-in closet plus a 4 piece ensuite. Walkout basement boasts cozy underslab heat! Large open family room, customized laundry room, huge utility/storage room, 2 more large bedrooms and another full 4 piece bathroom. Home with AC and central vacuum. Fully fenced with a greenhouse included as well!

Built in 2011

### **Essential Information**

MLS® # E4425439

Price \$449,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	5808 Meadow Way
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0C2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, Greenhouse, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached, Heated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 13th, 2025
Days on Market	55
Zoning	Zone 60

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