

# \$344,900 - 4018 53 Avenue, Cold Lake

MLS® #E4433112

**\$344,900**

3 Bedroom, 2.00 Bathroom, 1,720 sqft  
Single Family on 0.00 Acres

Brady Heights, Cold Lake, AB

Nestled up at the top of the sought-after community of Brady Heights, this spacious and well maintained 3-bedroom, 2-bathroom home holds a remarkable view over picturesque rolling hills. Designed with both comfort and functionality in mind, the property features a generous floor plan with walk-out access on both the main and lower level, offering seamless indoor-outdoor living on the two tiered deck. The well-landscaped and expansive backyard is perfect for outdoor gatherings or simply enjoying the serene surroundings. Thoughtful updates, including central-air, quartz countertops and new shingles(2021). Whether you're captivated by the stunning scenery or the charm of this large and welcoming home, this property is ready to turn your dreams into reality. Donâ€™t miss the opportunity to make it yours!

Built in 1988

## Essential Information

MLS® #	E4433112
Price	\$344,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,720
Acres	0.00



Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4018 53 Avenue
Area	Cold Lake
Subdivision	Brady Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2A4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Patio, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 27th, 2025  
Days on Market      11  
Zoning                Zone 60

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