

## \$299,000 - 4801 45 Street, Cold Lake

MLS® #E4435027

**\$299,000**

3 Bedroom, 2.00 Bathroom, 987 sqft

Single Family on 0.00 Acres

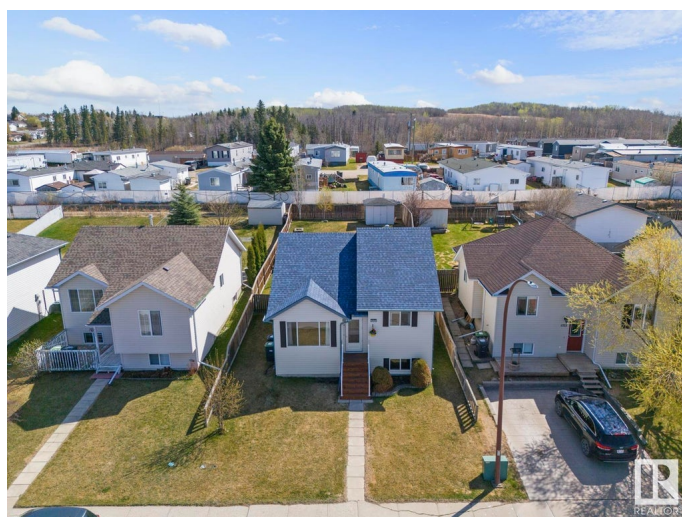
Cold Lake South, Cold Lake, AB

Move-in ready with updates throughout! This Cold Lake South gem offers over 1700 sq ft of finished living space and great curb appeal. Enjoy peace of mind with new appliances, a new furnace, fresh paint, new flooring up and down, new front steps, and shingles just 2 years old. The home features a flow-through design with a sunken living room and open kitchen/dining just a few steps up. The kitchen is bright and functional with white cabinetry, a pantry, eat-at peninsula, and patio doors leading to the large backyard—complete with patio, fire pit, garden boxes, and back alley access. Main floor includes the master bedroom, another bedroom, and convenient laundry. The fully finished basement offers a spacious family room, den perfect for a media space, bright third bedroom, 3-piece bath, and storage. Located close to schools, shopping, and 4 Wing. Everything you need—and more!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435027  |
| Price          | \$299,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 987       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4801 45 Street  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake South |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1N7         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | See Remarks   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, 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 | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 6             |

## Zoning

## Zone 60

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Listing information last updated on May 13th, 2025 at 11:47pm MDT