

## \$245,000 - 5706 49 Avenue, Cold Lake

MLS® #E4427975

**\$245,000**

3 Bedroom, 2.00 Bathroom, 987 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Cute as a button! This move in ready home has everything you are looking for if you want to enter the real estate market, looking for a change or if you want a great investment property! With 4 bedrooms and quite a few renovations throughout, you can move in and enjoy! New shingles, updated windows, new flooring, and some great renovations to the layout to open up the living room to the kitchen are just some of the improvements you will see. Located on a quiet dead-end street close to schools and 4-Wing Cold Lake. Open concept living with spacious living room, and cute kitchen with floating shelves. 3 bedrooms on the main floor, plus a renovated main bathroom. Downstairs is missing just a few finishing touches but includes family room space, den area, 2nd bathroom and a 4th bedroom. Outside is fully fenced with alley access and even a chicken coop! Added features include customizable string lights on the eaves and a great garden space that will be ready for summer pickings! Welcome Home!

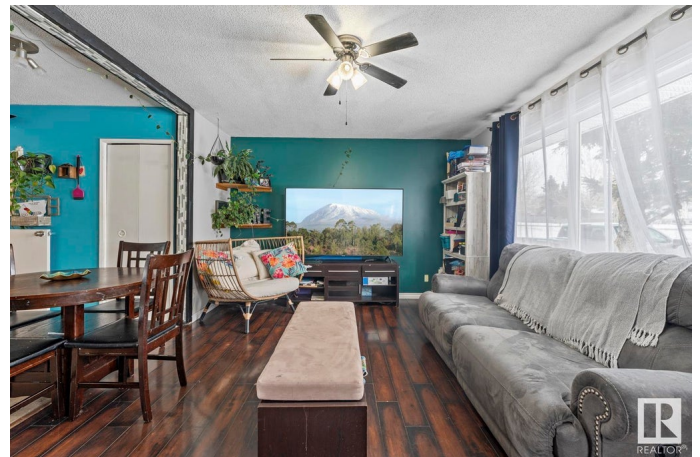
Built in 1972

### Essential Information

MLS® # E4427975

Price \$245,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5706 49 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1T1

### Amenities

Amenities	On Street Parking, Vinyl Windows, See Remarks
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	Dishwasher-Portable, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, 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	March 28th, 2025
Days on Market	40
Zoning	Zone 60

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Listing information last updated on May 7th, 2025 at 1:47am MDT