

# \$165,000 - 9 5310 57a Street, Cold Lake

MLS® #E4434913

**\$165,000**

3 Bedroom, 1.50 Bathroom, 1,140 sqft  
Condo / Townhouse on 0.00 Acres

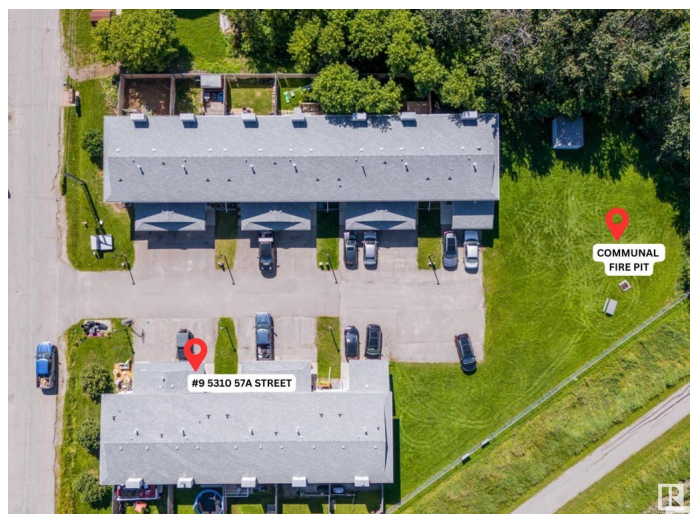
Cold Lake South, Cold Lake, AB

This 3-bedroom, 1.5-bathroom home is the perfect opportunity to enter the housing market—offering a practical layout, thoughtful upgrades, and a welcoming community atmosphere. Enjoy the convenience of an attached garage and your own private, fully fenced yard, complete with a storage shed. Step inside to an open main floor featuring a cozy living room with new patio doors that lead to your outdoor space. The kitchen offers plenty of refreshed cabinetry and flows nicely into the dining area. You'll also find a convenient 2-piece bathroom and direct access to the garage on this level. Upstairs, discover three spacious bedrooms with closet organizers and a full 4-piece bathroom. The basement adds even more living space with a rec room, laundry area, and generous storage. New vinyl windows and exterior doors (2024), shingles, and a hot water tank (2022/2023). Located in a friendly, community-focused development, you'll also enjoy access to a shared green space with a communal fire pit area!

Built in 1985

## Essential Information

MLS® #	E4434913
Price	\$165,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	1985
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 5310 57a Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1S1

### Amenities

Amenities	Vaulted Ceiling, Vinyl Windows
Parking	Insulated, Single Garage Attached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025  
Days on Market                6  
Zoning                              Zone 60  
Condo Fee                        \$400

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