

## \$324,000 - 2034 5 Avenue, Cold Lake

MLS® #E4436041

**\$324,000**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Nelson Heights, Cold Lake, AB

Located in beautiful Nelson Heights in Cold Lake North, this 4-level split is across from the school and close to the main beach, parks, outdoor rink, public transit, and alley access. A large entrance leads to a bright open-concept living/dining space with direct garage access. The kitchen is filled with natural light and features an eating nook, pantry, and ample cabinetry. Direct patio access off the kitchen to the fully fenced backyard with alley access and deck. Upstairs are 3 bedrooms including the primary with a 3-pce ensuite. The third level features an updated family room with a cozy natural gas fireplace, an additional bedroom, and a combined laundry/bathroom. The basement is split between another family room and a large utility/storage area. Updates in the past 5 years include a new furnace, hot water tank, some vinyl windows, natural gas fireplace, and shingles (7 yrs). An oversized front driveway pad offers extra parking, plus a double attached garage. Location and great price!

Built in 1985

### Essential Information

MLS® # E4436041

Price \$324,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	2034 5 Avenue
Area	Cold Lake
Subdivision	Nelson Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1E9

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market      25  
Zoning                Zone 60

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