

## \$345,000 - 5003 54 Avenue, Cold Lake

MLS® #E4434181

**\$345,000**

4 Bedroom, 3.00 Bathroom, 1,145 sqft  
Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Welcome to this spacious 4-bedroom bi-level, perfectly located near schools, parks, an outdoor rink, and all amenities. The open concept floor plan features vaulted ceilings and plenty of natural light. The well-appointed kitchen offers ample cabinetry, a large center island, and a pantry—ideal for family living and entertaining. A bright dining area provides access to the deck, perfect for summer BBQs. The main floor includes three bedrooms, with the primary suite featuring a walk-in closet and a private 3-piece ensuite. The fully finished lower level offers a large family room, oversized fourth bedroom, a 3-piece bath, laundry area, and rough-in for in-slab heat. Enjoy the convenience of an attached double garage and the luxury of a massive, south-facing backyard—perfect for kids, pets, or gardening. This home is move-in ready and located in a family-friendly neighborhood!

Built in 2011

### Essential Information

MLS® #	E4434181
Price	\$345,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,145



Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5003 54 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B4

### Amenities

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, 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	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
-------------	---------------

Days on Market 35

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 1:02pm MDT