

## \$317,000 - 4508 49 Avenue, Cold Lake

MLS® #E4438489

**\$317,000**

4 Bedroom, 1.50 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Cold Lake South, Cold Lake, AB

Eye catching bungalow with oversized attached garage, new front deck and SPACIOUS entrance. The garage has a heater installed just requires the gas line plumbed in. Bamboo hardwood throughout. Open concept kitchen with plenty of cupboard space, stainless steel appliances, pantry (barn door) and direct access to back deck. 3 bedrooms on the main floor with the ensuite housing a 2 piece ensuite. NEW vinyl plank flooring, doors and trim throughout the main level and bedrooms. Lower basement is 80% finished with an additional bedroom, family room and rough in for bathroom. The back yard has alley access (room for RV parking), NEW back fence panel (double gate), shed and is completely fenced. Vinyl windows, NEW A/C added, shingles-2018 and furnace-2018, blinds upstairs-2024. Great starter home close to all amenities and close proximity to CFB Cold Lake.

Built in 1991

### Essential Information

MLS® #	E4438489
Price	\$317,000
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4508 49 Avenue
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Z6

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

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

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