



## 5305 40 ST Cold Lake AB

\$321,000

This well cared for Bilevel home sits on a corner lot at the top of Brady Heights in a mature, quiet neighborhood. The house features five spacious bedrooms and 2 bathrooms perfect for a growing family or hosting guests . Inside, the home boasts lots of natural light with a open concept layout from the living room right to the cozy kitchen that is complete with 4 white appliances. The laminate flooring throughout the main level , enhancing the home's overall warmth and appeal. A great finished basement adds extra room for the family to relax or entertain and large windows to add brightness. Good size laundry room with new washer and dryer plus newer hot water tank. Outside, step onto a raised deck that is ready for that patio set and BQ. Bonus is a detached double car garage which provides ample storage and space for 2 vehicles and a cement pad for extra parking. The property is ideally located near Meadow Park and the African Bike Trail, offering easy access to outdoor activities and nature.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

[candaceekstrom@cblifestyle.ca](mailto:candaceekstrom@cblifestyle.ca)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)