



## 5709 52 Avenue Cold Lake AB

\$319,900

Beautifully renovated home in Cold Lake South, conveniently located near schools, parks, and 4 Wing! This rebuild meets current building, plumbing, and electrical codes, ensuring modern living standards. The exterior boasts excellent curb appeal with quality Hardieboard siding, charming shake accents, and a cozy front porch that enhances its farmhouse aesthetic. Inside, the main floor features an open-concept living, dining, and kitchen area with durable vinyl flooring throughout. The gourmet kitchen is a standout, featuring quartz countertops, a stylish tiled backsplash, and a raised eating bar. Also on the main floor, you'll find a 4-piece bathroom, laundry facilities, and a bright, heated sunroom that's perfect for year-round enjoyment. Upstairs, there are three bedrooms, including a master with a walk-in closet, and a full 3-piece bathroom. The large, fully fenced yard includes a storage shed and lane access, providing plenty of outdoor space for activities. Don't miss out on this stunning property!

Listing Presented By:



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