



## 4901 45 Street Cold Lake AB

\$269,900

Perfect start to homeownership here! Living room has a plenty of natural light with bay and fan light windows. Kitchen and dining area have ample cupboard space, including built in cabinet in dining room. Walk out the patio door to your partially fenced backyard, and to your detached double garage, with back alley access. 2 spacious bedrooms on the upper level, along with 3rd bedroom in the basement, additional flex room easily finished up to be your 4th bedroom. If your looking for a solid home, with garage, all vinyl windows, and very well taken care of in this price range this is the one you don't want to miss. Quick Possession is possible! Brand new (Nov 2023) Flooring in bathrooms, kitchen, and main floor. \* Some photos have been digitally staged.

Listing Presented By:



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