



## 5211A 52 Avenue Cold Lake AB

\$224,900

This property presents an irresistible package: three bedrooms, two full bathrooms, a single attached garage, and convenient back alley lane access. Say goodbye to the hassle of condo fees and hello to the freedom of owning your own home! The main floor beckons with an open-concept layout, seamlessly connecting a well-appointed kitchen with a dining area and a spacious living room. Convenience with direct access to the deck from the side entry, leading into the main floor laundry room. Ascend to the next level, where the generous master bedroom awaits, complete with a 4pc ensuite. Venture further to discover two additional bedrooms on the third level, along with a pristine 4pc main bathroom. Need more space to spread out? The fully developed fourth level is your answer, boasting a sizable family room. New HE furnace and hot water on demand.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

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