



## 5706 53 Avenue Cold Lake AB

\$315,000

Great home located in Cold Lake South close to shopping, schools, parks and the base. This updated bi-level home features a great sized living room with updated windows allowing for tons of natural light. There is a spacious eat-in kitchen with a new dishwasher, a new flat top counter stove, new hood fan and refinished cupboards with plenty of countertop space. Main floor also includes 2 bedrooms and a 4 piece bathroom with a walk-in Bluetooth controlled custom tub. Lower level is fully finished and features two additional bedrooms, an updated 3 piece bathroom, and a large family room with wood stove. Flooring has been updated throughout with vinyl plank. Outside you will find a great sized yard with large detached 2 car garage, complete with its own workshop, and space to park all your toys. Additional updates include extra large hot water tank.

Listing Presented By:



Originally Listed by:  
Royal LePage Northern Lights  
Realty

meganj@royallepage.ca  
<http://www.meganjhomes.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)