

## **\$350,000 - 1309 Wildrye Way, Cold Lake**

MLS® #E4431110

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Single Family on 0.00 Acres

Creekside Estates (Cold Lake), Cold Lake, AB

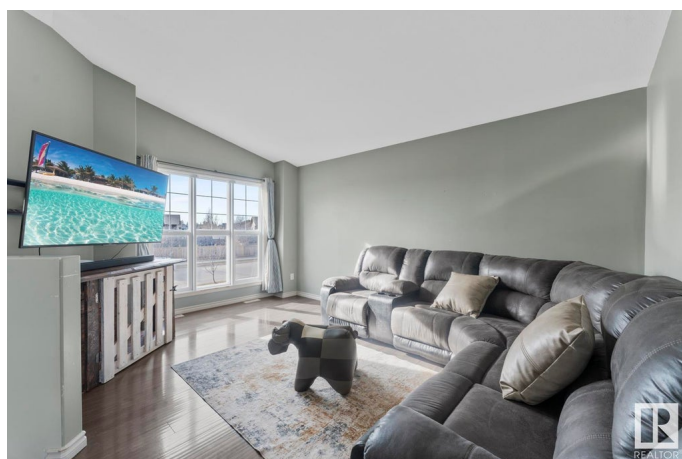
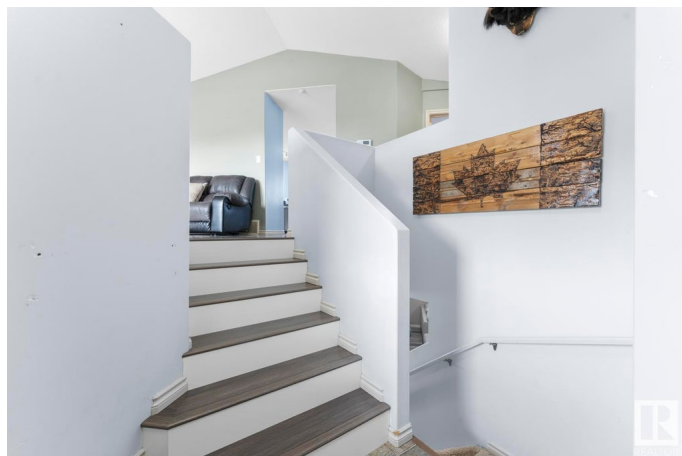
Fantastic 4 bedroom bilevel in Creekside Estates offers you everything you are looking for in a new home in Cold Lake - and is located in a quiet neighbourhood with a playground down the street, and no backyard neighbours! Finished up and down, this is great family home! Living room is spacious and bright and accented by beautiful flooring. The Kitchen/dining room is spacious and has access to your back deck which has recently been extended and has wiring for a hot tub already in place. The yard is also landscaped & fenced. There are 2 bedrooms on the main level with a cheater door from the bathroom leading into the spacious primary bedroom. Downstairs flooring has all been updated & has nice high ceilings, a big family room, & 2 additional bedrooms plus another full bath & laundry room. This home has everything you're looking for and more! Added bonuses are the freshly heated double attached garage, & Central Air Conditioning to keep you cool all summer! House is being freshly painted for the new owner.

Built in 2011

### **Essential Information**

MLS® # E4431110

Price \$350,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1309 Wildrye Way
Area	Cold Lake
Subdivision	Creekside Estates (Cold Lake)
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0B1

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Heated

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Cold Lake Elementary  
Middle                              Nelson Heights School  
High                                 Cold Lake High

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                15  
Zoning                              Zone 60

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