

\$424,900 - 40 Falcon Road, Cold Lake

MLS® #E4464638

\$424,900

4 Bedroom, 3.00 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

Aspen Ridge (Cold Lake), Cold Lake, AB

Beautifully maintained 4-bedroom bi-level in Aspen Ridge Estates. Located in a family-friendly neighbourhood on a semi cul-de-sac, this home offers great curb appeal and a large backyard with 2-tiered deck, shed, and firepit area. The main level features an open-concept living, dining, and kitchen area with stainless steel appliances, pantry, and plenty of counter and cupboard space. Recent updates include new flooring in the entry and bathrooms and fresh paint throughout. The main floor also includes three bedrooms, with the primary featuring a walk-in closet and 4-piece ensuite with jetted tub. The basement is fully finished, offering a large family room, additional bedroom, & full bathroom, plus a rough-in for a future kitchen. There is also a separate entrance allowing for endless possibilities. Enjoy year-round comfort with central air conditioning and a heated double garage. A move-in ready home with quality updates throughout, in a sought-after family area of Aspen Ridge Estates.

Built in 2014

Essential Information

MLS® # E4464638

Price \$424,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,196
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	40 Falcon Road
Area	Cold Lake
Subdivision	Aspen Ridge (Cold Lake)
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0G4

Amenities

Amenities	Air Conditioner, Deck, Fire Pit
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights
High	Cold Lake High

Additional Information

Date Listed	November 4th, 2025
Days on Market	8
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 12th, 2025 at 6:47am MST