

Courtesy Of Kelly Baker Of RE/MAX Platinum Realty

## \$649,900 - 1603 1 Avenue, Cold Lake

MLS® #E4428257

### \$649,900

4 Bedroom, 3.00 Bathroom, 2,386 sqft  
Single Family on 0.00 Acres

Nelson Heights, Cold Lake, AB

Lake front home at Kinosoo Beach & the number one Airbnb in the Lakeland area, was earning \$30,000/year. There is a deck on the front to sit with your morning coffee & listen to the lapping of the water on the shore, or simply sit & enjoy the stunning lake views & beautiful sunsets over the lake. The back deck has been used to BBQ or sit & play cards. Friends & family can enjoy sitting around the fire pit in the back in the evening visiting or roasting marsh mellows. The home has a very "beachy" feel, from the paddle hand railings to various beach motif decor. The garage & downstairs area have zoned in-floor heat with forced air for the rest of the home. The garage is a massive 20'x38' with double doors in the front & a concrete pad in the back with single door access. Most furniture, kayaks, lawnmower, & bikes can be included. Water front. Beach Front. Turnkey. Property Inspection 8/7/24.



Built in 1996

### Essential Information

MLS® #	E4428257
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,386
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1603 1 Avenue
Area	Cold Lake
Subdivision	Nelson Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1B5

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking Spaces	8
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

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

### Additional Information

Date Listed March 30th, 2025  
Days on Market 4  
Zoning Zone 60



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Listing information last updated on April 3rd, 2025 at 3:18pm MDT