

## \$274,900 - 1711 12 Street, Cold Lake

MLS® #E4429441

### \$274,900

3 Bedroom, 1.50 Bathroom, 662 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Welcome to this charming home on a large lot in Cold Lake North! Bright and inviting, the main floor features an open-concept living and dining area with new laminate flooring, fresh paint, and large vinyl windows. The cozy kitchen offers a functional layout with direct access to the back deck, perfect for outdoor living. Upstairs you'll find one bedroom and a 2-piece bath, while the fully finished lower level has two more bedrooms, including the spacious primary with a walk-in closet, plus a 4-piece bath. Enjoy year-round comfort with a high-efficiency furnace. A double detached garage offers great storage and parking. This well-maintained property is move-in ready and close to the elementary schools!

Built in 1980

### Essential Information

MLS® #	E4429441
Price	\$274,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	662
Acres	0.00
Year Built	1980



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1711 12 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1L8

### **Amenities**

Amenities	Deck, Gazebo, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Cold Lake Elementary
Middle	Cold Lake Middle School
High	Cold Lake High

### **Additional Information**

Date Listed	April 7th, 2025
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Days on Market 1

Zoning Zone 60

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