

## \$499,900 - 711 Grouse Close, Cold Lake

MLS® #E4433215

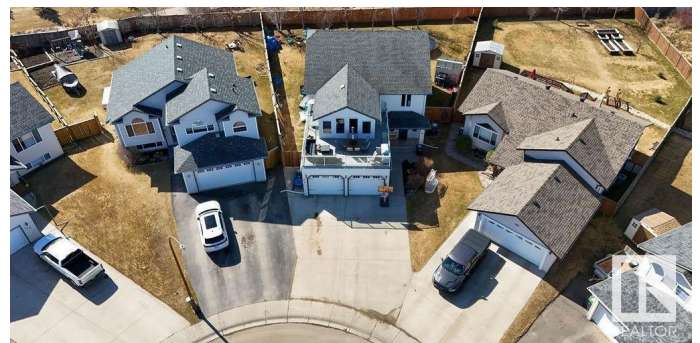
**\$499,900**

4 Bedroom, 3.00 Bathroom, 2,482 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Built with quality and intention, this custom 2500 sf 2 storey walk out stands apart from standard spec builds. The Vaulted open concept LR/DR Kitchen with quality cabinetry and beautiful wood floors gives access to the sprawling front deck that runs the width of the home, perfectly positioned creating an amazing spot to relax and soak in panoramic views of the lake! Large bedrooms with a Primary that has its own private large deck, double closets and full ensuite. Walkout lower level to 3 rd outdoor seating area brings in beautiful natural light -seamless access to your backyard - perfect for letting kids and dogs run freely in the massive landscaped yard. This level is slab heated with direct outdoor connection, flex space, another bedroom and bath, and family room complete with projector & screen for movie nights! Walking distance to the Lake, Playgrounds, Ice rink , Schools and Marina! Hot tub, Gas BBQ Hook up , AC ... what more can you ask for at an amazing price point for an established HOME.



Built in 2007

### Essential Information

MLS® #	E4433215
Price	\$499,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,482
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	711 Grouse Close
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0A5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Hot Tub, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Projector, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, View Lake
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

School Information

Elementary CLES  
Middle Nelson Heights School  
High Cold Lake High School

Additional Information

Date Listed April 28th, 2025  
Days on Market 69  
Zoning Zone 60



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