

\$749,000 - 225 Birch Avenue, Cold Lake

MLS® #E4443735

\$749,000

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This stunning Birch Ave home blends luxury and comfort in every detail. Professionally landscaped with a private yard, pergola, firepit, and resurfaced patio with shady gazebo—perfect for outdoor living. 2062sqft custom built in 2002, updated in 2018 home, features vaulted ceilings and oversized windows creating a bright, airy feel. Enjoy cozy winters with in-slab heated porcelain tile floors and stay cool in summer with central A/C. The chef's kitchen features granite countertops, large island, and a spacious walk-in pantry. A 3-sided gas fireplace warms the living and dining areas, while a second fireplace adds charm to the lake-view primary suite. The ensuite boasts a soaker tub, double vanity, custom shower and bow window. A loft area opens to a small upper deck with lake views. A heated single attached garage and a heated double detached garage, plus plenty of parking for all your toys. Beach access. Sophisticated yet inviting, this home offers high-end finishes and a warm, welcoming atmosphere.

Built in 2000

Essential Information

MLS® # E4443735

Price \$749,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,062
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	225 Birch Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1E6

Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Fire Pit, Gazebo, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached, Front/Rear Drive Access, Heated, Parking Pad Cement/Paved, RV Parking, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Three Sided, Tile Surround
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

Additional Information

Date Listed	June 21st, 2025
Days on Market	13
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 July 4th, 2025 at 6:02pm MDT