

## \$319,000 - 607 12 Street, Cold Lake

MLS® #E4445127

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This well-laid-out home offers plenty of space for the whole family, with beautiful lake views from multiple rooms. Situated on a large lot with back alley access, this property is within walking distance to parks, the Cold Lake Marina, and Kinosoo Beach. Step inside to an open-concept layout with expansive living spaces. Engineered cherry hardwood flows throughout the main floor, connecting the sitting room, dining area, and sunken family room. A wood-burning stove anchors the space. The kitchen is designed for gathering, featuring a central island and a seamless flow into the surrounding spaces. Just off the kitchen, a side deck provides the perfect spot for BBQing. Rounding off this level is access to the double attached garage and a convenient 2pc bath. Upstairs, the Jack and Jill bedrooms each have their own sinks while sharing a toilet and shower. The primary bedroom boasts a walk-in closet and 4pc ensuite. The versatile basement offers endless possibilities!

Built in 1988

### Essential Information

MLS® # E4445127

Price \$319,000

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	607 12 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1B1

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                53  
Zoning                              Zone 60

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