

## \$399,900 - 1102 13 Avenue, Cold Lake

MLS® #E4456060

**\$399,900**

3 Bedroom, 2.50 Bathroom, 2,087 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Loads of potential and endless possibilities with this 2087 SF family home, located in Cold Lake North, with double attached garage plus double detached shop! Main floor features living room with stunning 2 storey ceilings and exposed beam accents, flowing directly into formal dining room which opens to 3 season sunroom. Well appointed kitchen with loads of cabinet and counter space plus pantry area, open to flexible space that could be used as family room or eating area with access to sunroom. 2 massive bedrooms upstairs plus large 4pc bathroom and loft area open to living room below (could be framed in for 3rd bedroom). Fully finished, walkout basement, features large family room with access to lower level sunroom, small kitchenette, 3rd bedroom plus full bath and another set of laundry hook ups. Located on a massive 10,764 sq.ft park-like lot with mature trees, alley access on two sides and RV parking available.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456060  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,087                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1102 13 Avenue  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1J4         |

### **Amenities**

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop |
| Parking   | Double Garage Attached, Heated, RV Parking, Shop                    |

### **Interior**

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating      | Forced Air-2, Natural Gas                                                                                                                                                |
| Stories      | 3                                                                                                                                                                        |
| Has Suite    | Yes                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                           |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Composition                                      |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Composition                                      |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

Date Listed               September 4th, 2025  
Days on Market       61  
Zoning                    Zone 60

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