



107 Spruce Street Cold Lake AB

\$389,900

This family home is located on Spruce Street, only a short walk to Kinosoo Beach & the Splash Park. The home has a huge secure fenced back yard for children or pets, a firepit, large storage shed, & massive front & back decks that are 12'x20' [front], & 12'x31' [back], with plenty of room for family & friends to come over for a BBQ. This family home has an oversized heated vented 26'x20' garage [over 500sqft.], with a walk-out to the back yard. There are 3 bedrooms on the main level with a full bath ensuite. The home has 3 bathrooms with tubs or showers & the home comes with all appliances. Both the furnace & hot water tank are newer & high efficiency, saving money on the utility bills. The family room downstairs is 26' long with gas fireplace, & could easily accommodate an additional bedroom. The flooring is newer & each bathroom is upgraded. The home has mature trees & is located in an upper class neighborhood very close to the beach & the MD Park is just around the corner.

Listing Presented By:



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