



1412 9 Street Cold Lake AB

\$199,000

This charming 3-bedroom, 1-bathroom home boasts 1250 sq ft of tranquility and convenience. Enjoy a spacious foyer, a bright kitchen with new cabinetry and movable island, and cozy up by the wood-burning fireplace in the large living room. Discover the beauty of nature with over a dozen plum bushes and three apple trees adorning the landscape, offering both visual delight and fresh, homegrown produce. Perfect for outdoor gatherings, the in-ground fire pit sets the stage for cozy evenings under the stars, where memories are made. Additional amenities include a convenient shed with electricity, ideal for storing tools or pursuing your hobbies. Benefit from modern upgrades, including an electrical panel upgraded in 2012 by Electric Services and a new hot water tank installed in 2023, ensuring efficiency and reliability for years to come. Explore the potential of the basement with a rough-in for a washroom, offering flexibility for future expansion or customization to suit your needs.

Listing Presented By:



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