



## 1812 12 Street Cold Lake AB

\$256,000

Family friendly Forest Heights neighbourhood is centrally located and close to the new elementary school, main highway, walking trail, city bus stop and parks. Front driveway approach leads you to the detached oversized double car garage. Inside you will find a large bright living room looking into the open concept kitchen and dining space with direct patio access overlooking the fully fenced back yard. Three bedrooms with a full bath complete the main level. Down stairs is completely finished with a cozy den sitting area with the wood burning stove on one side of the stairs and the open concept family room on the other side. Office space next to the 3 pce bathroom and tons of storage space . Unique opportunity to either purchase for yourself and or own an investment property. Great place to call Home!

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

[angela.cook@outlook.com](mailto:angela.cook@outlook.com)  
<https://angelacook.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)