



## 2009 1 Avenue Cold Lake AB

\$559,900

Prime location and room to grow is this large 1900sf bungalow with lots of upgrades, right across from Kinosoo Beach! Recent upgrades include: shingles, windows, siding, soffits, eavestroughs, new flooring throughout main, freshly painted and some new fixtures and lighting. Pride of ownership is evident as you enter this large sunken living room with gas fireplace with stunning rock feature wall and formal dining room, brightened by sun tubes and large windows. Large working kitchen has quartz countertops and stainless appliances, large eating area and all open to family room featuring gas fireplace with built-ins and access to private, treed backyard with lane access and one of three decks! 3 large bedrooms round out the main floor including large primary bedroom with 4pc ensuite and walk in closet. Fully developed basement has large family room with another fireplace, den/library area, 4th bedroom with 3pc bathroom and LOADS of storage!! This home ticks all the boxes! Location, upgrades and space!

Listing Presented By:



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