



2013 3 Avenue Cold Lake AB

\$264,900

Nestled in the highly sought-after Cold Lake North neighborhood of Nelson Heights, this residence boasts an unbeatable location just steps from Kinosoo Beach and Nelson Heights Middle School. The proximity to parks and schools makes it an ideal choice for families. Upon entering, you're greeted by a welcoming foyer that flows into a spacious, open-concept living room. The main floor offers three bedrooms and a 4-piece bathroom. Step out from the dining room onto a private deck, perfect for outdoor relaxation, surrounded by mature lots and offering back alley access and RV parking. The fully developed basement provides additional living space, featuring a family room with a natural gas fireplace and a convenient 3 piece bathroom. Recent upgrades include new shingles (2021), a high-efficiency furnace and hot water tank, and vinyl windows (2022). This home has been meticulously maintained, with pride of ownership evident throughout.

Listing Presented By:



Originally Listed by:
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