



## 232 Pine Avenue Cold Lake AB

\$435,000

Location, location, location! It doesn't get much better than this - just a street up from the beach. This 4 bedroom home boasts over 1800 sq ft of living space plus a fully finished basement. The elegant front foyer has a large staircase leading to the upstairs. Just off the foyer through glass doors is a good sized living room that leads seamlessly into a formal dining room. The kitchen has been updated and has space for a casual dining room with doors leading to the fenced, landscaped and mature yard. There second living room on the main floor includes a gas fireplace to stay cozy in the winter. Upstairs are 3 good sized bedrooms including the primary with walk in closet and ensuite bathroom. Downstairs is a family room, additional bathroom and 4th bedroom. Upgrades include shingles, most light fixtures, kitchen cabinet doors, under-counter lighting, backsplash, flooring, and so much more. Furnace was installed 2015 with a rough in for A/C. Double attached heated garage round out this fantastic home.

Listing Presented By:



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