



## 3 Evergreen Close Cold Lake AB

\$415,000

Exhibiting quality craftsmanship throughout. Located in a quiet cul de sac, minutes to the Md campground and the jewel of Cold Lake North Kinosoo Beach. Main floor features gleaming hardwood, abundance of natural light, open concept living room, dining area, and chefs dream kitchen, Cambria counters, sizeable island, corner pantry, stainless appliances (gas stove). Main floor additionally provides your primary bedroom, with WIC, and 3 pc ensuite. Second bedroom has a perfect little reading nook. Completing the main is your 4 pc bath, and built in desk space. Basement greets you with ample natural light, sprawling family room, with the built in dry bar, gas fireplace with mantel, and 3 additional large bedrooms, all warmed with in floor heat. You will love the direct access in the winter coming in through attached heated garage leading through to the laundry room. Shingles replaced Oct.2024, home comes with central AC. Great opportunity to live in a wonderful community close to all lake life has to offer.

Listing Presented By:



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