



4731 49 Avenue Cold Lake AB

\$344,000

This property is a rare find that many have been waiting for, offering a combination of unique features and modern living. It includes an impressive 28' x 41' shop with 14' ceilings, a 6-inch thick concrete floor with engineered edges, and a gas line conveniently located at the shop. The home itself is equally remarkable, having been completely rebuilt from the concrete foundation up in 2024. The effective year built has been updated to reflect the modern construction standards, materials, and code compliance of this newly reimagined structure. Designed with an expansive open-concept layout, this home offers a seamless flow both upstairs and downstairs. On the main floor, you'll find two spacious bedrooms, along with a laundry room that could be converted into a third bedroom if needed. The primary bedroom is complete with a 4pc ensuite and walk-in closet. A standout feature of this property is the fully finished 2-bedroom in-law suite. With matching finishes to the upper level.

Listing Presented By:



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