



## 1412 9 street Cold Lake AB

\$180,000

Charming 3-bedroom, 1-bathroom home offering 1250 sq ft of comfort and convenience. Step into a spacious foyer and a bright kitchen with new cabinetry. The large living room features a cozy wood-burning fireplace, perfect for relaxing. Outside, enjoy over a dozen plum bushes, three apple trees, and an in-ground fire pit—ideal for outdoor gatherings. The shed with electricity adds space for tools or hobbies. Updates include a 2012 electrical panel upgrade and a new hot water tank (2023). The basement has a rough-in for a washroom, offering potential for future customization. A delightful home for peaceful living!

Listing Presented By:



Originally Listed by:  
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