



## 1202 13 Street Cold Lake AB

\$249,900

This immaculate 2006 end-unit townhouse with NO condo fees is a perfect buy for a first time home owner! Single HEATED attached garage and oversized paved driveway. Heated floors on the grade level with corridor leading to storage area, 2 piece guest bathroom with shared laundry and access to the fenced back yard. The main floor has an open concept layout with SPACIOUS dining/kitchen. Modern laminate throughout(no carpet).Kitchen has modern maple cabinets, new resurfaced counters, S/S appliances, middle island and pantry. The intimate dining area leads directly to your outside deck.The living room has a corner gas fireplace with a NEW feature wall and a south facing bay window with oodles of natural light. Upper floor has 2 bedrooms and a 4 piece main bathroom. The outdoor space backs onto trees for added privacy, 220V(if you wanted to add a hot tub),planted trees and flower beds.Recent upgrades: paint throughout, light fixtures, counter tops in bathroom and kitchen. Pride of ownership in this property!

Listing Presented By:



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