



## 506 17 Avenue Cold Lake AB

\$222,000

Welcome to Cold Lake North. This ranch style bungalow boasts 4 bedrooms, open concept living/kitchen/dining area with patio access, extra flex space for an office and or formal dining. Huge new walk-in pantry, utility room with laundry and access to the crawl space, and large 4 pce bath complete. ALL ON ONE FLOOR! The location is ideal if you want to be walking distance to the elementary school, and or if you want to be in a quiet neighbourhood with no through traffic. Park like setting across the street with the tennis courts and baseball diamonds and forest setting to the East. Fully fenced spacious back yard to park the toys with a detached 2 car garage and alley access. Enjoy the new front deck that spans the length of the house for your summer enjoyment. Some new updates include Hot water tank 2022, new sliding patio door, bathroom, paint and attic insulation. This would be a great starter home! \*SELLER IS OFFERING A \$3000.00 FLOORING ALLOWANCE\*

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

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