



## 715 21 Street Cold Lake AB

\$519,900

Welcome to this delightful 1850-square-foot bungalow nestled in a quiet neighborhood. With its open floor plan, 9-foot ceilings, air conditioning, and abundant natural light, this house offers a warm and inviting atmosphere. The main floor features convenient laundry facilities, making daily chores a breeze. Imagine relaxing on your private deck, with no neighbours facing you behind your property. The fully developed basement provides additional living space, ideal for a home office, gym, or playroom. Recent updates include freshly painted walls, a new boiler installed in 2022, and brand-new shingles 2024, ensuring worry-free living. Situated in a prime location, this property backs onto Nelson Heights schoolyard and convenient back alley access adds to the ease of living in this lovely home.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Lifestyle

[ryan@cblifestyle.ca](mailto:ryan@cblifestyle.ca)  
<http://www.ryanlefebvre.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)