



## 1208 13 Street Cold Lake AB

\$259,900

This immaculate end-unit townhouse with NO condo fees is a perfect buy for a first time home owner! Single HEATED attached garage with shelving for extra storage. Heated floors on the grade level with a corridor leading to the storage area, 3 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 cherry wood looking cabinets, laminate counters, white appliances, middle island & pantry. Upper deck overlooking the yard and lower sitting space as well. The living room has a corner gas fireplace & a south facing bay window w/ oodles of natural light. Upper floor has 3 bedrooms and a 4 piece main bathroom. Let's talk about the outdoor space... a one of a kind 10X30 platform deck with a beautiful space for a fire pit, outdoor lounge furniture and it all backs onto trees for added privacy. Under stair storage and a well manicured lawn. Pride of ownership in this property!

Listing Presented By:



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