



1308 12 Street Cold Lake AB

\$264,500

What a great start to this busy market! Lovingly maintained with an exceptional back yard - you need to put this one on your list to view. This 4 bedroom bilevel has seen recent updates from newer shingles, HWT (2024), Vinyl windows up, new vinyl flooring and new plumbing lines throughout entire home. The kitchen has newer stainless steel appliances, an eat at bar and lots of cupboards including a double sized pantry. Second family room downstairs with a home warming wood stove, second bath and bedrooms. This home really kicks it up a notch with the outside living. A fantastic deck off the kitchen / dining room area leads down to a matured green space with sunken firepit to relax at in the privacy of a fully fenced yard. So much to offer wrapped up in an affordable bundle.

Listing Presented By:



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