



## 2025 4 Avenue Cold Lake AB

\$264,000

Your Ideal Starter Home Awaits in Nelson Heights. Perfectly positioned near schools and the serene shores of Kinosoo Beach, this home offers a prime location for families and first-time buyers alike. Step inside to discover the main floor, where a spacious living room sets the stage for relaxation and gatherings with loved ones. Adjacent, a dining area flows seamlessly into the kitchen. Access to the deck extends your living space outdoors, perfect for enjoying sunny days and evening barbecues. Upstairs, three bedrooms await with the primary boasting a 3pc ensuite. Head downstairs to the lower level, where a generously sized family room awaits. Here, a wood stove adds a touch of warmth and ambiance, creating a cozy retreat for cozy evenings in. The basement offers potential for future expansion or storage. Outside, a fenced yard with alley access and two sheds offer storage. Don't miss out on this opportunity to make Nelson Heights your home.

Listing Presented By:



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