

## \$250,000 - 1208 13 Street, Cold Lake

MLS® #E4422004

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,436 sqft

Single Family on 0.00 Acres

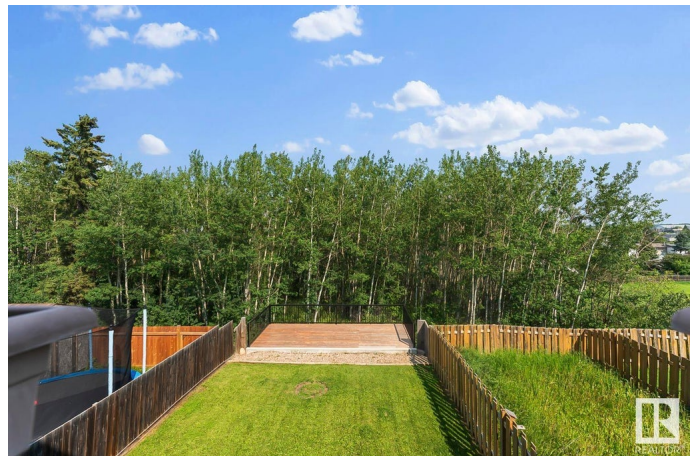
Cold Lake North, Cold Lake, AB

This immaculate end-unit townhouse with NO condo fees is a perfect buy for a first time home owner! 3 bedrooms/2 bathrooms. 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 CUSTOM 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.

Built in 2007

### Essential Information

MLS® #	E4422004
Price	\$250,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### **Community Information**

Address	1208 13 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 2E3

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Heated, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 19th, 2025  
Days on Market                83  
Zoning                              Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 14th, 2025 at 3:32am MDT