

## **\$385,000 - 1209 8 Street, Cold Lake**

MLS® #E4423810

### **\$385,000**

3 Bedroom, 3.50 Bathroom, 1,255 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

**QUALITY & LOCATION!** Many renovations, with attention to detail to all! Just up from the Marina! Fully developed, 4 level split = 2,500 sqft square feet of living space! Large **FENCED+LANDSCAPED** lot with back alley access to the **HEATED GARAGE**(attic storage). **PLUS VEHICLE & RV PARKING** too! Welcoming main level with sunny livingroom, updated eat-in kitchen, handy 2pc bathroom and back deck access. Upstairs: 3 bedrooms+main bathroom. Master bedroom includes a 3pc ensuite. Hardwood and vinyl plank flooring. No carpet. 3rd Lower level has a family room with woodstove, separate laundry and a 3pc bath. All 3.5 **BATHROOMS COMPLETELY RENOVATED** (granite, tile, heated floors,++). Basement level with storage room, mechanical(furnace'06, water tank+central vacuum'13 & AC!), **HUGE BONUS ROOM 23X14** to use as you wish! Yard with large deck, shingled gazebo, hook-ups for a hot tub(tub not included), plus a storage shed. **INTERLOCK LIFETIME ROOF** on house+garage! **NO smoking, NO issues home (only the 2nd owners)! HOME SWEET HOME!**

Built in 1986

### **Essential Information**

MLS® #

E4423810



Price	\$385,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	1209 8 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1J7

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Gazebo, No Smoking Home, Parking-Extra, R.V. Storage, See Remarks
Parking	Double Garage Detached, Heated, Rear Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Garburator, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Mantel, Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, See Remarks
Roof	See Remarks
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 4th, 2025
Days on Market	70
Zoning	Zone 60

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