

## \$749,000 - 225 Birch Avenue, Cold Lake

MLS® #E4443735

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

This stunning Birch Ave home blends luxury and comfort in every detail. Professionally landscaped with a private yard, pergola, firepit, and resurfaced patio with shady gazebo—perfect for outdoor living. 2062sqft custom built in 2002, updated in 2018 home, features vaulted ceilings and oversized windows creating a bright, airy feel. Enjoy cozy winters with in-slab heated porcelain tile floors and stay cool in summer with central A/C. The chef's kitchen features granite countertops, large island, and a spacious walk-in pantry. A 3-sided gas fireplace warms the living and dining areas, while a second fireplace adds charm to the lake-view primary suite. The ensuite boasts a soaker tub, double vanity, custom shower and bow window. A loft area opens to a small upper deck with lake views. A heated single attached garage and a heated double detached garage, plus plenty of parking for all your toys. Beach access. Sophisticated yet inviting, this home offers high-end finishes and a warm, welcoming atmosphere.

Built in 2000

### Essential Information

MLS® # E4443735

Price \$749,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,062
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	225 Birch Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1E6

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, Fire Pit, Gazebo, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached, Front/Rear Drive Access, Heated, Parking Pad Cement/Paved, RV Parking, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Three Sided, Tile Surround
Stories	2
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	3
Zoning	Zone 60

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