

## \$269,000 - 903 2 Avenue, Cold Lake

MLS® #E4446161

**\$269,000**

3 Bedroom, 2.00 Bathroom, 1,022 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Corner lot near the beach and marina! This 3-bedroom home offers a bright, welcoming layout with big windows, a practical kitchen/living room setup, and great outdoor space. Enjoy summer on the large deck, perfect for BBQs and gatherings. Three entrances—front/back door, and ramp access to patio doors—make coming and going easy. One bedroom is currently set up with washer/dryer, and the main floor also features a 3-pce bath. The basement is awaiting your finishing touches but does have a 3-pce bath, wood stove, and second laundry hookup—ready for your ideas. The home is uniquely set up for wheelchair accessibility, with ramp access and two lift assist devices—one in the bedroom and one in the bathroom for the walk-in tub. Parking at the rear with space for a future garage, mature trees, and a large yard add to the appeal. Whether you're starting out, downsizing, or seeking accessible living in a great location, this home is a rare and valuable find.

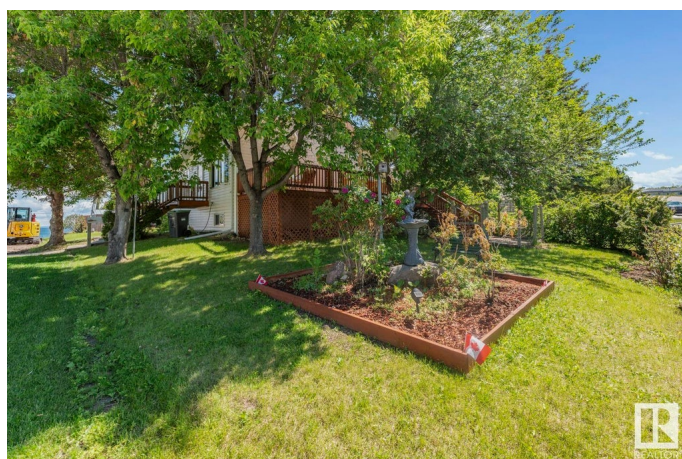
Built in 1989

### Essential Information

MLS® # E4446161

Price \$269,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	903 2 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1A5

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck
Parking	Front/Rear Drive Access, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Preserved Wood

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                26

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 July 31st, 2025 at 8:47am MDT