

# \$495,000 - 1305 28 Street, Cold Lake

MLS® #E4460309

**\$495,000**

6 Bedroom, 5.00 Bathroom, 1,773 sqft  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Rare Opportunity across from Horseshoe Bay Estates – Lakeview Acreage.! This remodeled 1,773 sq ft barn house bungalow sits on a rare 1.59-acre lot in the City of Cold Lake™, offering panoramic lake views and the perfect blend of rustic charm and modern living. Featuring 6 bedrooms, 4 full baths, vaulted ceilings, and a primary bedroom suite with jetted tub, this home is ideal for families or multi-generational living. The 1,800 sq ft walkout basement includes a 900 sq ft 2-bedroom, with private entrance, includes a 2nd kitchen, and is suitable for flexible living arrangements. Enjoy city amenities like water and sewer, with tons of green space to grow. Just 5 mins to Kinosoo Beach or the hospital, and 10 mins to the Energy Centre. This is a rare chance to own an acreage with full services, and one of the best lake views in Cold Lake.

Built in 1989

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460309  |
| Price          | \$495,000 |
| Bedrooms       | 6         |
| Bathrooms      | 5.00      |
| Full Baths     | 5         |
| Square Footage | 1,773     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1989                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1305 28 Street  |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1G2         |

### Amenities

|           |                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, Low Flw/Dual Flush Toilet, No Smoking Home, Vaulted Ceiling, Walkout Basement |
| Parking   | Front Drive Access, No Garage, Over Sized, RV Parking                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Boating, Environmental Reserve, Partially Landscaped, Private Setting, Recreation Use, Rolling Land, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Vegetable Garden, View Lake |

|                 |                  |
|-----------------|------------------|
| Lot Description | 88.04x73.07      |
| Roof            | Asphalt Shingles |
| Construction    | Wood, Vinyl      |
| Foundation      | Slab             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 60           |

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Listing information last updated on October 19th, 2025 at 7:17pm MDT