

## \$199,900 - 816 12 Avenue, Cold Lake

MLS® #E4420402

**\$199,900**

4 Bedroom, 1.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Sprawling bungalow in Cold Lake North with loads of potential for sweat equity. Main floor features large living room with big windows allowing loads of natural light, good sized kitchen with oak cabinetry and an additional family room for added convenience. 4 bedrooms on main floor including primary bedroom with 2pc ensuite. Basement has separate entry and is awaiting your sweat equity! Situated on a corner lot, this property has lots of parking - enough for several cars and RV parking. Here is your opportunity to step into the market at an affordable price.

Built in 1967

### Essential Information

MLS® #	E4420402
Price	\$199,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,672
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	816 12 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1J1

### Amenities

Amenities	Deck, Walk-up Basement
Parking	RV Parking, Single Carport

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 5th, 2025
Days on Market	178
Zoning	Zone 60
RE / Bank Owned	Yes

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