

## \$899,000 - 207 Birch Avenue, Cold Lake

MLS® #E4431410

**\$899,000**

5 Bedroom, 3.00 Bathroom, 3,186 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Across the street from Cold Lake! Gorgeous lake views from many areas of this home!! Beautiful deck across the entire front. A grand entrance with a lovely staircase up to the main living area. The kitchen is stunning and modern, with new stone counters. Open concept living area with lots of windows and views! The primary suite is spectacular with a 5 piece ensuite (fabulous huge shower!) and a large walk in closet. Plus access to the front deck and more lake views. The family room downstairs has a gas fireplace and a rough in for a wet bar. This home is on a double lot. Plenty of room to park those toys! Garage is a heated oversize double. Enjoy Kinosoo Beach and all that it offers! Back fence to be fixed by the City.

Built in 2018

### Essential Information

MLS® #	E4431410
Price	\$899,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,186
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	207 Birch Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1E5

### Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, View Lake, See Remarks
Roof	Fiberglass
Construction	Wood, Hardie Board Siding
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	April 17th, 2025
Days on Market	14

## Zoning

## Zone 60

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Listing information last updated on May 1st, 2025 at 3:32pm MDT