

## \$599,000 - 1603 1 Avenue, Cold Lake

MLS® #E4433270

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,280 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Welcome to your lakefront home—where every day begins with breathtaking views of Cold Lake and ends with sunsets that feel like they were painted just for you. Perfectly situated on sought-after Kinosoo Beach, this fully developed, custom home offers the lifestyle so many only dream of. The lower level offers a family room with French doors, a guest bedroom and bath, laundry, storage, and a separate entrance. Zoned in-floor heating on the lower level and in the oversized 20'™x38'™. Upstairs, the heart of the home boasts a kitchen and sitting area with a gas fireplace, surrounded by sun-flooded windows that frame stunning lake views. A garden door leads to an elevated front deck—perfect for sipping your morning coffee to the gentle sound of waves. 3 bedrooms and 2 bathrooms upstairs provide ample space for the whole family. While this home shines as a forever family retreat, its history as the top-rated Airbnb in the Lakeland area adds a compelling opportunity for those interested in flexible living.

Built in 1996

### Essential Information

MLS® # E4433270

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,280
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1603 1 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1B5

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	50
Zoning	Zone 60

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Listing information last updated on June 17th, 2025 at 11:47pm MDT