

## \$2,190,000 - 2202 28 Street, Cold Lake

MLS® #E4442381

**\$2,190,000**

6 Bedroom, 6.00 Bathroom, 3,358 sqft

Single Family on 3.69 Acres

Cold Lake North, Cold Lake, AB

Sacrificial Sale! Build cost over \$2 million & another \$1 million for the land, plus plus plus!! This property has 2 homes with over 190' of lakefront! The main home on the lake is a mansion, with 6 bedrooms, 6 bathrooms steam showers or tubs, 3 sets of laundry, a massive 17'x23' master bedroom with 12'x13'.6" deck & a 20' x 8' deck off the dining room, both overlooking the lake! High-end finishing throughout: granite countertops; high-end tile; stamped concrete parking pad; multilevel in-floor heat; two full kitchens; stove top, fridge, & sink in the master bedroom, a corner gas fireplace, Air Conditioning, & 5 piece ensuite. The main floor has a wood fireplace, there is , a separate sitting area, a meeting room, a chef's kitchen, a majestic dining area, surround sound in the home, theatre room, & a thermostat on each floor. The home has a 30'x40' triple car garage, & the original home, with attached shop, is 80' x 40'. There is also a detached 12'x24' single car garage! Over 5000 sqft of living space!

Built in 2015

### Essential Information

MLS® #	E4442381
Price	\$2,190,000
Bedrooms	6



Bathrooms	6.00
Full Baths	6
Square Footage	3,358
Acres	3.69
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2202 28 Street
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1G2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, Vinyl Windows
Parking	Heated, Shop, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Boating, Lake Access Property, Private Setting, Schools, Shopping

Nearby, View Lake, Waterfront Property

Lot Description	193' x 870.28'
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights School
High	Cold Lake High School

### Additional Information

Date Listed	June 13th, 2025
Days on Market	50
Zoning	Zone 60

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