

## \$379,000 - 2005 3 Avenue, Cold Lake

MLS® #E4449014

**\$379,000**

3 Bedroom, 2.50 Bathroom, 1,580 sqft

Single Family on 0.00 Acres

Nelson Heights, Cold Lake, AB

Welcome to this beautifully maintained, spacious family bungalow in a fantastic neighbourhood on a quiet street—just a short walk to Kinosoo Beach and the MD park!

Bursting with charm, it features lovely landscaping, a sunny breakfast nook, vaulted cedar ceilings, and skylights that fill the living, dining, and kitchen areas with natural light. The cozy family room is perfect for relaxing evenings. Down the hall are three bedrooms and a full bath, with the generous primary suite offering a jetted tub, ensuite, and convenient main floor laundry. The finished basement includes an additional den, half bath, craft room, tons of storage, and a built-in cedar sauna. Upgrades include new shingles, hot water tank, new doors, and triple pane windows with custom casing and beautiful blinds. A tidy double attached garage as well!

Built in 1980

### Essential Information

MLS® #	E4449014
Price	\$379,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,580



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2005 3 Avenue
Area	Cold Lake
Subdivision	Nelson Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1E1

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Sauna; Swirlpool; Steam, Skylight, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Masonry, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 22nd, 2025

Days on Market                6

Zoning                            Zone 60

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