

## \$264,900 - 603 14 Avenue, Cold Lake

MLS® #E4453058

### \$264,900

4 Bedroom, 2.50 Bathroom, 1,122 sqft  
Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

What a fantastic opportunity to own a 1100 sft bungalow home with the adjacent 128X52 lot included in the sale! Both lots are filled with a plethora of mature trees ,privacy and back alley access. The kitchen has white cabinetry,laminate counters and appliances included. Hardwood and carpet throughout. Large dining and living room with built in fireplace mantle. The upper floor initially had 3 bedrooms but it has now been converted to 2(wall can be added back in). The primary also has a 2 piece ensuite bathroom. All VINYL windows throughout upper floor and shingles done in 2017. Basement is completed(just needs ceiling), 2 more bedrooms(windows do not meet egress) and a 3 piece bathroom. An excellent solid home that needs some updating and personal touches. Home being sold AS IS.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453058  |
| Price          | \$264,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,122     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1972                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 603 14 Avenue   |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1M7         |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking   | Front Drive Access  |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Wall Mount                                                       |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stucco          |
| Exterior Features | Landscaped, Treed Lot |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stucco          |
| Foundation        | Concrete Perimeter    |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 13th, 2025 |
|-------------|-------------------|

Days on Market 81

Zoning Zone 60

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