

## \$374,500 - 209 22 Street, Cold Lake

MLS® #E4464441

**\$374,500**

4 Bedroom, 1.50 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Nelson Heights, Cold Lake, AB

Almost totally upgraded over the years and Close to Kinosoo beach, MD park walking trails, and Nelson Heights School, this home has over 1525 sf of renovated living space plus storage! A massive back yard with plenty of mature trees hosts an west facing oasis in the summer. Central AC for those hot summer days, Duradeck to enjoy the back yard, a garden plot and landscaping. Inside there are 2 family/living rooms, 3 bedrooms up with a renovated bathroom and custom kitchen with island. The garden view level has a cozy family room with natural gas fireplace and access to a 4th bedroom/office space. Direct access to the garage and a 1/2 bath. The 4th level houses the washer & dryer, utility room and so much extra storage! Attached garage has a brand new door. Just perfectly splendid. Enjoy this home with mature foliage and a much desired location.

Built in 1992

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464441  |
| Price      | \$374,500 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,033                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 209 22 Street  |
| Area        | Cold Lake      |
| Subdivision | Nelson Heights |
| City        | Cold Lake      |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9M 0A8        |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Extra, R.V. Storage |
| Parking   | Double Garage Detached, Front/Rear Drive Access, RV Parking                            |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                           |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | CLES           |
| Middle     | Nelson Heights |
| High       | Cold Lake High |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 60            |

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Listing information last updated on November 3rd, 2025 at 6:47pm MST