

## \$639,000 - 1802 2 Avenue, Cold Lake

MLS® #E4442477

**\$639,000**

5 Bedroom, 3.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

LAKE VIEWS 1/2 a block from the beach! Move to an established area with access to trails and water. Natural light pours in through brand new windows and doors. From formal dining to casual - you have options. At almost 2400 sf on the top 2 floors this home lets you casually entertain in 3 different living room areas, and 4 bedrooms on the top floor plus a 5th in lower gives private space for all family members. The meticulously renovated basement adds a new dimension of entertainment possibilities. Up a hardwood staircase to the top floor a renovated stunning ensuite in the large Primary bedroom is comprised of a free standing tub and walk in oversized shower, dual sinks, and lake views - providing a lavish retreat. With a picturesque backdrop of the lake, this home offers a harmonious blend of serenity and style. Indulge in the beauty of a mature yard with perennials from the comfort of your back deck overlooking Kinosoo Beach! Enjoy quiet mornings on the front deck listening to the sound of the waves.

Built in 1993

### Essential Information

MLS® # E4442477

Price \$639,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,396                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1802 2 Avenue   |
| Area        | Cold Lake       |
| Subdivision | Cold Lake North |
| City        | Cold Lake       |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9M 1E3         |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Front Porch, Vaulted Ceiling          |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Parking Pad<br>Cement/Paved |

### Interior

|                   |                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                           |
| Fireplaces        | Marble Surround                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, View Lake |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 88              |
| Zoning         | Zone 60         |

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Listing information last updated on September 10th, 2025 at 4:47pm MDT