

## \$719,900 - 243 Birch Avenue, Cold Lake

MLS® #E4427593

**\$719,900**

4 Bedroom, 3.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

A TRULY UNIQUE Property Awaits YOU! Welcome to this stunning 1,610 sq. ft. CUSTOM Built bungalow that offers the perfect blend of comfort and style. Nestled on beautiful BIRCH AVE, this home overlooks the MD Park with the lake just across the street. As you enter, youâ€™ll immediately notice the exceptional quality and craftsmanship that defines this home. The expansive Great Room features a striking fireplace and vaulted ceilings. The solid cherry wood cabinets are both elegant and timeless with a P-top island that serves as the perfect spot to entertain guests or enjoy family time. The main level has a walk-thru pantry/laundry/mudroom and a primary ensuite with a custom shower that adds a touch of luxury to your everyday routine. The ICF lower level has 9' ceilings, another great room and two more bedrooms, each with their own sink/vanity. Every detail of this home has been carefully considered including the 36â€™ x 30â€™ garage. This home is truly a must see with so much to LIKE and even more to LOVE!

Built in 2007

### Essential Information

MLS® # E4427593

Price \$719,900



Bedrooms	4
Bathrooms	3.50
Full Baths	2
Half Baths	3
Square Footage	1,610
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	243 Birch Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1E6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	37
Zoning	Zone 60

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