

\$609,900 - 1206 18 Avenue, Cold Lake

MLS® #E4450495

\$609,900

6 Bedroom, 3.50 Bathroom, 2,439 sqft

Single Family on 0.00 Acres

Aspen Ridge (Cold Lake), Cold Lake, AB

No detail has been overlooked—from the rich hardwood floors and stone countertops to the butler’s pantry and premium gas stove, this property exudes elegance. The main level boasts a bright, open-concept design with modern finishes and thoughtful touches throughout. Upstairs, discover one of the most unique features; a massive bonus room over the garage—perfect as a media lounge, playroom, or private retreat which is even roughed in for another bathroom! The expansive primary suite is a private retreat, offering direct access to the back deck, a walk-through closet, and a serene 3-piece ensuite. Two additional bedrooms, a 4pc bath, and a thoughtfully placed 2-piece powder room with main floor laundry. The fully finished basement invites you to unwind in the dedicated theater room or spread out in the generous activity space. This exceptional home is packed with premium features including 6 bedrooms, central air conditioning, a full irrigation system, sprawling back deck with privacy.

Built in 2013

Essential Information

MLS® # E4450495

Price \$609,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,439
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	1206 18 Avenue
Area	Cold Lake
Subdivision	Aspen Ridge (Cold Lake)
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 0G4

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Front Porch, Gazebo, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks, Projector, TV Wall Mount
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Insulated Concrete Form

Additional Information

Date Listed	July 31st, 2025
Days on Market	100
Zoning	Zone 60

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