

\$399,900 - 1102 13 Avenue, Cold Lake

MLS® #E4456060

\$399,900

3 Bedroom, 2.50 Bathroom, 2,087 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Loads of potential and endless possibilities with this 2087 SF family home, located in Cold Lake North, with double attached garage plus double detached shop! Main floor features living room with stunning 2 storey ceilings and exposed beam accents, flowing directly into formal dining room which opens to 3 season sunroom. Well appointed kitchen with loads of cabinet and counter space plus pantry area, open to flexible space that could be used as family room or eating area with access to sunroom. 2 massive bedrooms upstairs plus large 4pc bathroom and loft area open to living room below (could be framed in for 3rd bedroom). Fully finished, walkout basement, features large family room with access to lower level sunroom, small kitchenette, 3rd bedroom plus full bath and another set of laundry hook ups. Located on a massive 10,764 sq.ft park-like lot with mature trees, alley access on two sides and RV parking available.

Built in 1981

Essential Information

MLS® #	E4456060
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,087
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	1102 13 Avenue
Area	Cold Lake
Subdivision	Cold Lake North
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1J4

Amenities

Amenities	Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop
Parking	Double Garage Attached, Heated, RV Parking, Shop

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed September 4th, 2025
Days on Market 7
Zoning Zone 60

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