

## \$434,800 - 610 21 Avenue, Cold Lake

MLS® #E4429612

**\$434,800**

4 Bedroom, 3.00 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Lefebvre Heights, Cold Lake, AB

Pride in ownership inside & out! Welcome to this upgraded gem located in Lefebvre Heights. A quiet location close to nature, park, rink, tennis court, ball diamonds, daycare and schools. Not far from Marina and Provincial Park! Spacious front foyer with access to the heated attached garage. Open concept livingroom, dining and kitchen are the heart of the home. Upgraded luxury flooring! Livingroom with an unique wall mounted gas fireplace. Dining area opens up to gazebo on back deck overlooking a mature landscaped, fenced backyard with alley access. Kitchen has tasteful maple cabinets, complimenting backsplash, stainless appliances & handy island. Main bathroom and 2 spacious bedrooms down the hall. Master bedroom with 3 pc ensuite & walk-in closet. Lower level family room with new plush carpet, tv area, wet bar+hobby space, ready to be enjoyed! PLUS full 4 pc bathroom, large 3rd and 4th bedrooms and utiltiy room with customized storage cabinets. AC, central vacuum, no pet, no smoking home. MOVE IN READY!

Built in 2007

### Essential Information

MLS® # E4429612

Price \$434,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,215                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 610 21 Avenue    |
| Area        | Cold Lake        |
| Subdivision | Lefebvre Heights |
| City        | Cold Lake        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9M 2B9          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved                        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, See Remarks, Wet Bar |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 60         |

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Listing information last updated on April 21st, 2025 at 10:32am MDT