

Courtesy Of Richard Thir Of Property Plus Realty Ltd.

## **\$645,000 - 2805-24 Avenue Avenue, Cold Lake**

MLS® #E4434943

**\$645,000**

4 Bedroom, 3.00 Bathroom, 2,634 sqft

Single Family on 0.00 Acres

Cold Lake North, Cold Lake, AB

Stunning Log Home with Lake Views, Dock Access & Spacious Living! Experience the perfect blend of rustic charm and modern comfort in this breathtaking log home with 3500sq feet of living space, nestled on a half-acre of beautifully treed land with unobstructed lake views. This 4-bedroom, 3-bathroom retreat offers room to grow—easily expandable to 5 or 6 bedrooms—making it ideal for families, entertainers, or those looking for a serene work-from-home escape. Step inside to soaring vaulted ceilings, rich wood accents, Central AC and radiant under-slab heating. The open-concept living space with large windows that flood the home with natural light and showcase beautiful lake views. Enjoy summer days with lake access and your own dock, or unwind in the forested yard framed by mature spruce trees and steps from the beach. The spacious attached garage and an impressive 30x30 shop provide ample storage for all your tools and toys

Built in 2004

### **Essential Information**

MLS® # E4434943

Price \$645,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,634                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2805-24 Avenue Avenue |
| Area        | Cold Lake             |
| Subdivision | Cold Lake North       |
| City        | Cold Lake             |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9M 1G2               |

### Amenities

|           |                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, R.V. Storage, Vaulted Ceiling, Walkout Basement, Workshop, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Over Sized, Single Garage Attached                                                                                                                  |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Freestanding, Woodstove                                                                                        |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Log, Stone                       |
| Exterior Features | Beach Access, Boating, View Lake |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Log, Stone         |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 89            |
| Zoning         | Zone 60       |

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Listing information last updated on August 4th, 2025 at 12:32am MDT