

## \$229,900 - 504 17 Avenue, Cold Lake

MLS® #E4434982

**\$229,900**

2 Bedroom, 1.00 Bathroom, 689 sqft

Single Family on 0.00 Acres

Lefebvre Heights, Cold Lake, AB

This home has an oversized heated 3 car garage [31'6"x21'6" = 682sqft] & the home sits on a traditional large sized lot [50'x150'] with a 20'x8' shed for storage. The home has had extensive renovations over the years, & is located in Lefebvre Heights, right across from the Ivan Krook Sr. Memorial Park with the ball diamond & tennis courts, & only a block from the blue arena. The home is also at the end of the street, with no through traffic. The provincial park is just about a mile away, & it's only a few blocks from the Cold Lake Marina & the lake. Schools & parks/playgrounds are near by. Presently the home is rented out, but tenants are willing to move out early if they can find acceptable accommodation.

Built in 1959

### Essential Information

MLS® #	E4434982
Price	\$229,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.00
Year Built	1959
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	504 17 Avenue
Area	Cold Lake
Subdivision	Lefebvre Heights
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1L4

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, Storage-In-Suite
Parking Spaces	9
Parking	Front Drive Access, Parking Pad Cement/Paved, Triple Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	50' x 150'
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Cold Lake Elementary
Middle	Nelson Heights

High

Cold Lake High School

### **Additional Information**

Date Listed            May 6th, 2025

Days on Market      5

Zoning                Zone 60

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